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## LAND DEVELOPMENT PLAN AND HOUSING SURVEY AND ANALYSIS



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June 30, 1977

Mr. Joe Baker, Manager  
Town of Granite Falls  
Drawer 10  
Granite Falls, North Carolina 28630

Re: Granite Falls Land Development Plan and  
Housing Survey and Analysis, Local Gov't/Public  
Agency Project Budget #4412, Western Piedmont COG

Dear Joe,

This document, Granite Falls Land Development Plan and Housing Survey and Analysis, is transmitted in fulfillment of our planning contract (#4412) dated August 16, 1976, for the Town of Granite Falls. This document defines a pattern of orderly and systematic growth for the Town of Granite Falls and provides an overall picture of the Town's housing status and includes a workable Housing Action Plan.

We have enjoyed working with the Town of Granite Falls this past year and look forward to providing local assistance planning to Granite Falls this coming fiscal year.

Sincerely,

R. Douglas Taylor  
Executive Director

RDT/COM/aa

cc: Mr. Mathey Davis  
DNER - South Piedmont

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# TOWN OF GRANITE FALLS

NORTH CAROLINA 28630

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June 30, 1977

To: Granite Falls Board of Commissioners  
From: Granite Falls Planning and Zoning Board  
Re: Land Development Plan - Zoning Ordinance

It is our recommendation that the Town of Granite Falls Board of Commissioners hold a public hearing for the adoption of the Land Development Plan and Zoning Ordinance.

Roger McGuire, Chairman  
Granite Falls Planning &  
Zoning Board

# TOWN OF GRANVILLE FAIR

WEDNESDAY, SEPTEMBER 10, 1890

THE GRANVILLE FAIR  
WEDNESDAY, SEPTEMBER 10, 1890  
GRANVILLE, OHIO

The Town of Granville, Ohio, has the honor to announce that the annual fair of the town will be held on Wednesday, September 10, 1890, at the Granville Fair Grounds, Granville, Ohio.

The fair will be held from 10 o'clock in the forenoon until 5 o'clock in the afternoon. The admission is free, and the proceeds will be used for the benefit of the town.



## LAND DEVELOPMENT PLAN

### GRANITE FALLS, NORTH CAROLINA

The preparation of this report was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended; administered by the North Carolina Department of Natural and Economic Resources.



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## I. INTRODUCTION

Planning is the establishment of a long-range program which looks to the future to coordinate the most desirable development of a community. Emphasis is placed on the orderly development and redevelopment of a community's land in light of the health, safety and general welfare of the citizens. The Land Development Plan is a written report documenting the desirable future patterns of land use. The Plan must be envisioned by government officials and citizens alike as a guide to positive action that will reflect and consider change, when change is necessary and apparent. It is not a strict and unyielding document that locks an area into a pattern that may no longer serve its needs, nor be beneficial to its existing and future residents.

The Town of Granite Falls contracted with the Western Piedmont Council of Governments for technical assistance in planning during 1975-76 in order that an analysis of the existing land use could be made. This year, 1976-77, the Town contracted the Western Piedmont Council of Governments to develop a Land Development and Housing Plan that would provide the Town with plans designed to point out its future needs.

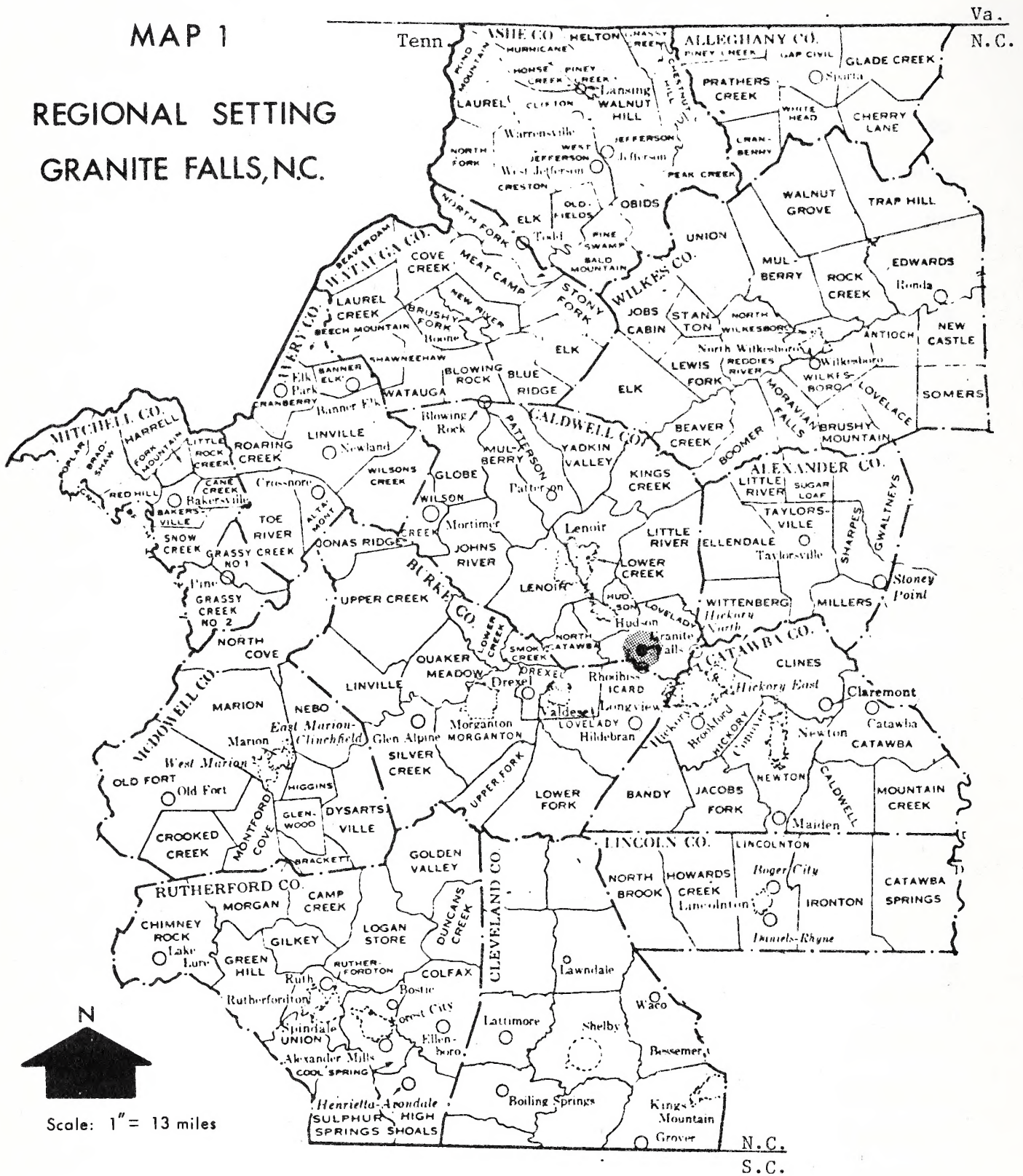
### Regional Setting

Caldwell County is located in the western portion of the Piedmont Plateau. The county has an area of 512 square miles, and ranks 49th among North Carolina's 100 counties in total land area. The county is bordered by Alexander County to the east, Catawba and Burke Counties to the south, Avery County to the west, and Watauga and Wilkes Counties to the north. The City of Lenoir serves as the County Seat and is located to the north of Granite Falls in the center of the county. (See Map 1.)



# MAP 1

## REGIONAL SETTING GRANITE FALLS, N.C.



The Town of Granite Falls is located in the southeast portion of Caldwell County. Granite Falls contains 1,923 acres, or approximately three square miles. The main retail section is concentrated primarily in four blocks of the Central Business District along North Main Street (better known as U.S. 321A), which parallels the Carolina & Northwestern Railway tracks.

#### Accessibility

Granite Falls is approximately eight miles northwest of Hickory, 86 miles northwest of Charlotte, 172 miles west of Raleigh and 103 miles east of Asheville. Major highways serving Granite Falls are U.S. 321, 321A (Main Street) north to south, and N. C. Highways 90, 18 and 268 east to west. Rail service is provided to the Town by the Carolina & Northwestern Railway. The Morganton-Lenoir Airport services the majority of general aviation needs in the county and limited general aviation facilities are available at a small airfield east of Lenoir. Regularly scheduled commercial airline service is available at the Hickory Airport eight miles south of Granite Falls.

#### Physiography

The northern two-thirds of the county are mountainous, while the southern portion, in which Granite Falls is located, has hilly to gently rolling topography. Elevation in the county varies in extremes from the Catawba River, at a normal elevation of 945 feet above mean sea level, to the summit of Grandfather's Mountain with an elevation of 5,964 feet, for a difference of approximately one mile.

The rivers and streams in Caldwell County flow into the second and third largest drainage basins on the eastern seaboard, these being the Yadkin-Pee Dee River Basin and the Catawba-Santee River Basin. Granite Falls is located in the Catawba-Santee River Basin.

Granite Falls' climate is excellent, combining the cool comfort of the foothills with the moderateness of the piedmont. The summers are long and warm, without long exceedingly hot periods. The winters are short and temperate enough for outdoor work and recreation the year round.

The average temperature for the county is 57.8 degrees. The July temperature averages only 75.3 degrees, June through August temperatures average approximately 58 degrees. The frost-free season extends from about April 21 to October 21. The average annual rainfall is 51.12 inches. The lowest average rainfall is in November, with 3.39 inches, and the highest is in July, with 5.31 inches. The growing season lasts 186 days.

The wind is from the northwest during most of the year, with prevailing winds from the southwest during the summer months. These wind factors should be taken into consideration when locating any offensive uses (heavy industry, slaughterhouses) within the general vicinity of the Town.

### Soils

The soils in the Town consist primarily of the cecil association. The cecil series is characteristically deep, gently sloping to steep, well-drained soils with subsoil of reddish clay, on granite, gneiss<sup>\*/</sup> and schist.<sup>\*\*/</sup> The cecil soils are low in natural fertility and organic matter and are strongly acid. They have moderate limitations when used for septic tanks, foundations, footings and road construction. Erosion is the major hazard to the use of these soils.

---

<sup>\*/</sup> Gneiss: A foliated metamorphic rock corresponding in composition to granite or some other feldspathic, plutonic rock.

<sup>\*\*/</sup> Schist: A metamorphic, crystalline rock having a closely foliated structure and admitting of division along approximately parallel lines (fissile stone that may be split).



## Water and Sewerage Systems

The Town of Granite Falls' primary source of water is nearby Lake Rhodhiss. This lake affords the Town an unlimited supply of water. The town's water plant, located off Lakeside Avenue near Lake Rhodhiss, presently has a capacity of 600,000 gallons per day (gpd). However, this capacity will be doubled to 1.2 million gpd when the plant's old filters are replaced with high rate filters. The average peak load is around 350,000 gpd, but this will eventually increase to 1.38 million gpd with the addition to the system of the new South Caldwell County High School (approximately 30,000 gpd) and the Town of Rhodhiss in 1976, which will require approximately 100,000 gpd.

The term "sanitary sewage disposal" is a general term used to describe the process for treating the sewage of a community and discharging it into a river, stream, lake or ocean. The overall purpose of the sewage treatment is to stabilize the sewage without causing odor, endangering health, or creating a nuisance. However, since water supply is becoming an increasingly critical environmental problem in many areas, pollution of a source of supply through the discharge of untreated or inadequately treated sewage is a concern of Granite Falls as well as other communities.

Hence, it is very important for the Town to plan for the collection of sewage from all dwellings and nonresidential structures on the site, and for its disposal by one of the following methods:

- discharge to an existing public sewerage system;
- treatment in a community disposal plant;
- treatment in individual septic tanks with disposal by absorption or leaching pit, except where population exceeds about one household per acre.

The Granite Falls sewerage system has undergone quite a few changes in the past ten years. The Town has phased out use of the old Shuford plant and the Billy Branch plant by building a modern treatment plant consisting of grit chambers with activated sludge and drying beds. The plant has a capacity of 0.5 million gpd but carries a present load of from 0.3 to 0.35 million gpd.

Other new plans call for providing sewer service to the new South Caldwell County High School. This will be accomplished by a lift station and a six-inch force main to connect into an eight-inch gravity-fed main north of Granite Falls.

These improvements to the sewerage system will help provide the Town with a system that should serve its needs for at least another ten years.

## II. ANALYSIS OF EXISTING CONDITIONS

A necessary prerequisite to the preparation of a plan or program guiding the future development of an area is the understanding of those factors which have influenced development. Therefore, the Town's demographic, economic, and land use trends are identified and analyzed in this section.

This section is divided into three parts. In the first part, an analysis is made of the major economic activities within Granite Falls and Caldwell County. The second part of this section analyzes the Town's past, present and future population trends and significant characteristics.

In the concluding section, the existing land uses within Granite Falls are identified and analyzed according to their location and arrangement within the overall development pattern. In addition, significant trends in recent land development have been identified and problems resulting from such development are examined. This section also presents an analysis of the existing transportation system within the Town.

### Economic Analysis

In any community, one of the primary indices for analyzing potential development is the local economy. If employment is limited, people will seek jobs elsewhere. On the other hand, an increase in the number of jobs can stimulate population growth which, in turn, may create demand for additional public and private services and facilities.

Area Economy. Political boundaries do not necessarily determine or represent economic areas. Therefore, in an analysis such as this, it is advisable to look not only at the specific town or community under study, but to consider the surrounding locale also, where possible.



The economy of Granite Falls is interrelated and somewhat interdependent upon Caldwell County and Catawba County, especially the Hickory area. There are both advantages and disadvantages in terms of economic opportunity for a small town situated so centrally between larger corporate areas. For example, some commercial establishments cannot operate profitably in a small town because they depend on the specific population that they serve. As a result, a large portion of the town's population has to go to the larger corporate areas to do their seasonal shopping, purchasing of luxury items, and special service shopping. On the other hand, a rural service area is ideal for supporting the other corporate areas with products not grown or manufactured in those areas.

All of the above mentioned areas are homogenous in terms of the same basic industries. This is important because general employment trends in a particular industry affect the entire area. Hickory profits considerably from the shopping residents of Granite Falls and Caldwell County by serving them as a large retailing center. Map 2 illustrates the interrelationship of these areas with regard to labor.

In 1970, almost one-fourth (22.7%) of the workers who resided in Caldwell County worked in other counties. This was compared to an 11.2 percent figure in 1960. The largest percentage of out-commuters (53.8%) worked in Catawba County, probably in Hickory. This was an increase of 34.3 percent from 1960. Reasons for this increase were varied, and it would be difficult to single out any specific one as the cause of out-commuting.

# OUT-COMMUTING PATTERNS OF WORKERS CALDWELL COUNTY 1970

ARROWS SHOW PERCENT OF CALDWELL COUNTY  
OUT-COMMUTING WORKERS EMPLOYED IN OTHER COUNTIES.



OF THE TOTAL WORKERS IN CALDWELL COUNTY, APPROXIMATELY 22.7 PERCENT  
COMMUTE OUTSIDE THE COUNTY TO WORK. THE MAJORITY OF THESE OUT-COMMUTERS  
WORK IN CATAWBA COUNTY (55.8%).

An explanation may be that certain types of employment were more plentiful and attractive outside of Caldwell County and that some areas of Caldwell County were primarily bedroom communities.

In-commuting workers only accounted for 11.1 percent of the total persons working in Caldwell County. The largest percentage of these in-commuting workers were from Burke (19.5%) and Alexander (6.4%) Counties.

Labor Force and Employment. The labor force contains all persons living in the Town and surrounding areas 16 years and over who are working or actively seeking work. The labor force contains those people who may live in the Town and work elsewhere or those who may work in the Town and commute from somewhere else.

Table 1 represents the number of persons who have registered for work with the Employment Security Commission offices in the Granite Falls area as of September 23, 1976. This does not include all available labor, since additional workers may be recruited from other sources such as housewives and persons now commuting out of the area. This gives an estimate of worker availability for Granite Falls.

The recruiting area is defined as an area covering a 25 road mile radius from Granite Falls, and it includes portions of Alexander, Burke, Caldwell, Catawba, Cleveland, Iredell, Lincoln and Wilkes Counties. The Cities of Hickory and Lenoir are also included.

Based on the 1970 census, the recruiting area population is 229,674 with 10,933 people available for work. Each year, approximately 1,210 high school graduates enter the labor market in this twenty-five mile area. The number of males (5,446) and females (5,487) available for work is about the

same, with the percentage of females with limited or no work experience much higher. Furthermore, about 10,362 experienced workers are available for employment, with the largest percentage of these being males. Breaking this total down into occupational categories, the largest number of registered job applicants are in the clerical and sales category (2,006), with the majority being females (1,527).

From the facts stated above, it can be concluded that enough labor would be available for new industries wishing to locate in the area. The composition of the available workers indicates that there is a broad cross section of skilled and unskilled that would lend itself to the attraction of various types of industry.



TABLE 1

LABOR AVAILABLE FOR RECRUITING  
IN THE GRANITE FALLS AREA  
September 23, 1976

Recruiting area covers a radius of 25 road miles.

Approximate driving time 30 minutes.

Recruiting area population - 229,674 (based on 1970 Census data)

Residing in North Carolina - 229,674 (100%)

Available workers in this area - 10,993

June high school graduates entering labor force - 1,210 (excludes graduates who continued their education or who did not seek employment)

NUMBER OF REGISTERED JOB APPLICANTS  
RESIDING WITHIN AREA

Miles	Persons Registered			With Substantial Work Experience		With Limited or No Work Experience	
	Total	Male	Female	Male	Female	Male	Female
0-15	6341	3158	3183	3045	2958	113	225
15-20	2824	1410	1414	1359	1319	51	95
20-25	1768	878	890	850	831	28	59
Total	10993	5446	5487	5254	5108	192	379

Major Occupational Class of Job Applicants

	Total	Prof., Tech., and Managerial	Clerical and Sales	Service	Farming, Fish., and Forestry	Processing
Male	5445	647	479	334	56	214
Female	5487	365	1527	615	7	247
Total	10993	1012	2006	949	63	461

	Machine Trades	Bench Work	Structural Work	Misc. Occupations	Partials
Male	828	618	843	1045	382
Female	893	1131	16	280	406
Total	1721	1749	859	1325	788

Source: Employment Security Commission, 1976.

The Caldwell County employed labor force (including insured and un-insured employees) in 1975 contained 26,320 persons, an increase of 9.7 per-cent from 1970, as shown in Table 2. The increase of the employed labor force was theoretically made up of persons already living in the County, or in surrounding areas, or by in-migrants replacing out-migrants.

In comparing the percentages of change in insured employment by in-dustry for Caldwell County between 1970 and 1975, there was a significant de-crease in construction, manufacturing, trade and finance workers during the period from 1973 to 1975 (Table 3, Chart 1). This can be explained by the nationwide recession at this time. Although the area was feeling the strains of recession and inflation, there was an increase in the average weekly wages, as evidenced in Chart 2.

In looking at 1970 figures for employment by occupation in Granite Falls (Table 4), the category with the largest percentage is operatives and kindred workers (41.1%), which are directly tied into local manufacturing.

TABLE 4

EMPLOYED PERSONS 16 YEARS  
AND OVER BY OCCUPATION  
FOR GRANITE FALLS

Professional, technical and kindred workers	113
Managers, officials and proprietors, except farm	115
Clerical and kindred workers	84
Sales workers	76
Craftsmen, foremen and kindred workers	163
Operatives and kindred workers	468
Service workers, including private household	75
Laborers, except farm and mine	37
Total	1,131

---

Source: U.S. Census Tapes, 5th count, 1970.

TABLE 2

EMPLOYED PERSONS, BY SEX AND MINORITY STATUS  
FOR CALDWELL COUNTY, 1970 AND 1975

<u>Male</u>						
	Total	White	Black	Other Races	Spanish- Amer.1/	Minority Group2/
1975	15,950	15,320	630	0	20	650
1970	14,545	13,948	591	6	24	621
Net Change	1,405	1,372	39	- 6	- 4	29
% Change	9.7	9.8	6.6	NA	-16.7	4.7

<u>Female</u>						
	Total	White	Black	Other Races	Spanish- Amer.1/	Minority Group2/
1975	10,370	9,580	790	0	10	800
1970	9,441	8,728	708	5	6	719
Net Change	929	852	82	- 5	4	81
% Change	9.8	9.8	11.6	NA	66.7	11.3

<u>Total</u>						
	Total	White	Black	Other Races	Spanish- Amer.1/	Minority Group2/
1975	26,320	24,900	1,420	0	30	1,450
1970	23,986	22,676	1,299	11	30	1,340
Net Change	2,334	2,224	121	- 11	0	110
% Change	9.7	9.8	9.3	NA	0	8.2

1/ Spanish-American are also counted in the racial categories as white, black, or other races.

2/ Sum of Spanish-American and all races except white.

Source: Census of Population, 1970  
North Carolina Employment Security Commission

TABLE 3

INSURED EMPLOYMENT AND WAGES BY BROAD INDUSTRY GROUPS FOR CALDWELL COUNTY - 1970-75  
(Wages in Millions: "Weekly" Figures are Average Weekly Wages per Worker)

TOTAL	CONSTRUCTION			MANUFACTURING			TRANSP. COMM. & UTILITIES			TRADE			FINANCE, INS. & REAL ESTATE			SERVICE			OTHER		
	Wages		Employ- ment	Wages		Employ- ment	Wages		Employ- ment	Wages		Employ- ment	Wages		Employ- ment	Wages		Employ- ment	Wages		Employ- ment
	Total	Weekly		Total	Weekly		Total	Weekly		Total	Weekly		Total	Weekly		Total	Weekly		Total	Weekly	
1970	17,252	94.0	104.73	495	2.9	13,051	69.1	101.84	552	4.0	2,393	13.9	206	1.3	555	2.7	0	0	0	0	0
1971	18,120	106.4	112.87	584	3.7	13,760	78.2	109.33	566	4.6	2,456	15.6	222	1.4	533	2.7	0	0	0	0	0
1972	20,851	129.6	119.55	809	5.1	15,022	91.8	117.58	638	5.6	2,827	18.5	271	1.8	1,270	6.6	14	0.1	0	0	0
1973	22,230	144.6	125.07	730	5.0	16,116	102.0	121.75	750	6.8	2,980	20.4	312	2.1	1,323	8.1	19	0.1	0	0	0
1974	21,089	148.5	135.40	619	4.6	15,444	109.1	135.81	766	7.4	2,492	15.7	291	2.3	1,464	9.2	13	0.1	0	0	0
1975*	19,248	139.7	139.55	538	4.1	13,831	95.8	133.27	738	7.7	2,433	19.6	279	2.4	1,419	10.0	10	0.1	0	0	0

Insured employment: All persons who are covered by North Carolina Employment Security Law.

Source: North Carolina Employment Security Commission.

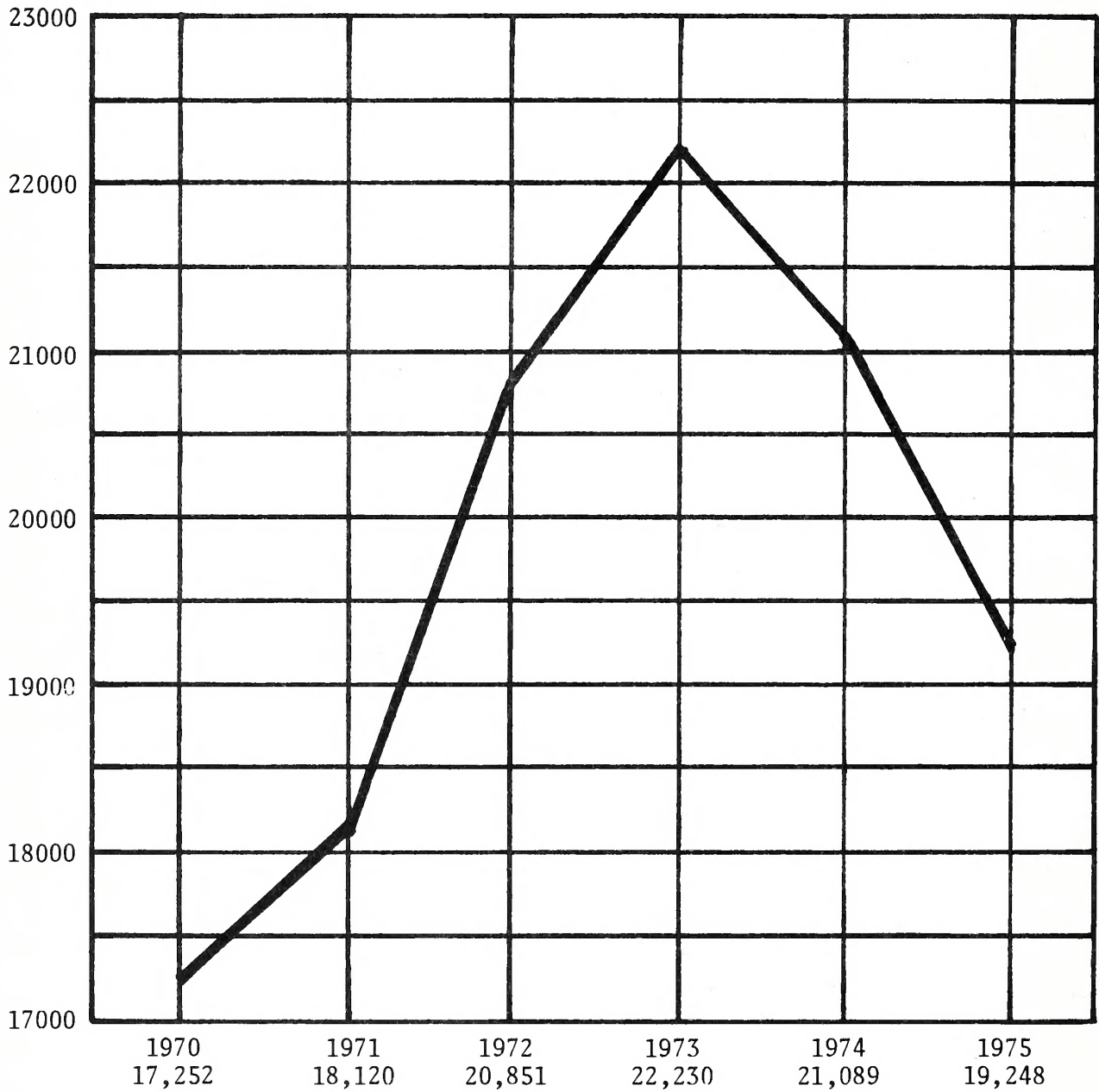
\* Private Coverage only.



CHART 1

# AVERAGE MONTHLY INSURED EMPLOYMENT

1970 - 1975



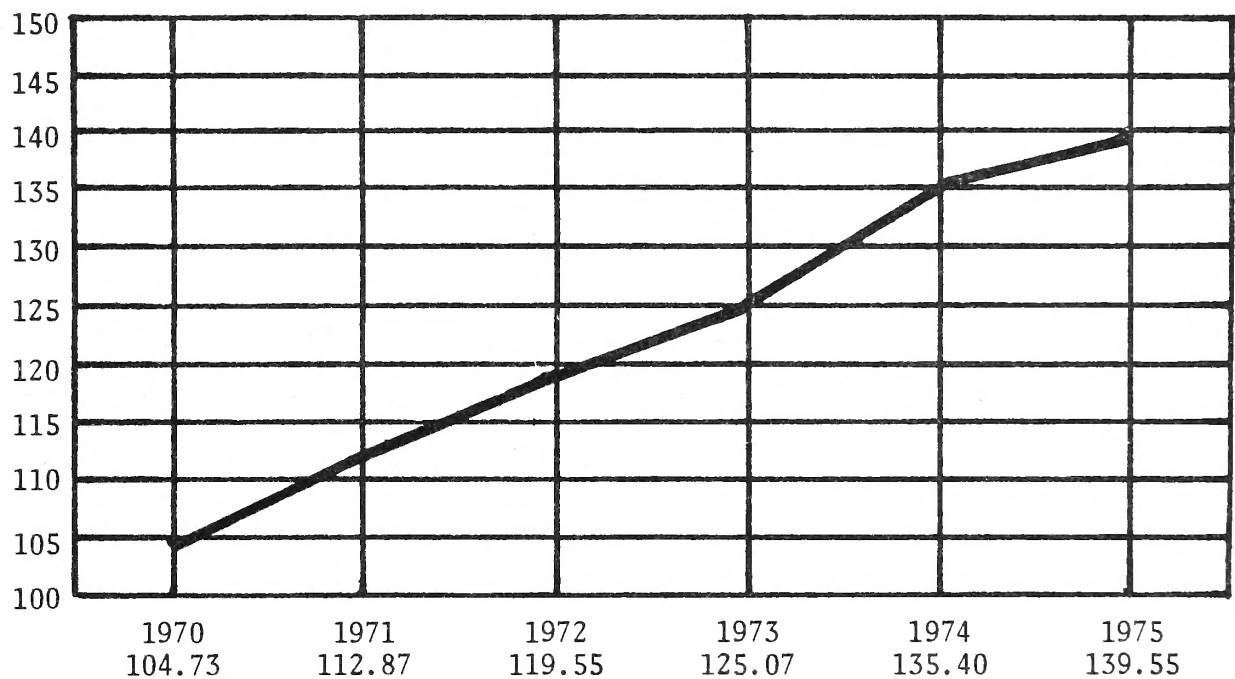
Source: Employment Security Commission, 1976.

## WAGE AND EMPLOYMENT TRENDS

### CALDWELL COUNTY

1970 - 1975

#### Average Weekly Earnings Per Insured Worker



Source: Employment Security Commission, 1976.

This can also be seen in Table 5, which clearly shows that the largest number of employed persons by industry is in manufacturing.

TABLE 5  
EMPLOYED PERSONS 16 YEARS  
AND OVER BY INDUSTRY  
FOR GRANITE FALLS

Construction	54
Manufacturing	623
Transportation	11
Communications, utilities and sanitary services	18
Wholesale, retail trade	217
Finance, insurance, business and repair service	28
Professional and related services	21
Educational services	97
Public administration	35
Other industries	27
Total	1,131

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Source: U.S. Census Tapes, 5th count, 1970.

Income. Income data is important because it results from economic activity and thus is a good indicator of the extent of that activity. Income levels often reflect a town's or community's economic well being. They are also indicators of purchasing power and symbolize the ability of the community to pay for facilities and services.

Three ways of measuring income are:

Mean Family Income - The total income of all families divided by the total number of families.

Median Family Income - The point at which half the families had more and half the families had less income.

Per Capita Income - The total income of all families and individuals divided by the total population.

Chart 3 shows the above income measures for Granite Falls and selected areas. The mean family income, median family income, and per capita income of Granite Falls are above those of Caldwell County and North Carolina generally.

The span between mean and median income gives an indication of how well existing income is distributed -- the larger the span, the poorer the distribution, which means there is a large amount of income concentrated in the hands of a few.

Referring to Chart 3, Granite Falls' income is very evenly distributed. The distribution is better than in Caldwell County, Hickory or North Carolina (average). This situation is desirable and indicates that income is circulating instead of being tied up in outside interests. In comparing the family income figures 13.8 percent of the total families make less than \$4,000 a year and 31 percent (the largest percentage) are in the \$8,000 to \$11,999 income bracket (Table 6). This percentage again reflects the even distribution of the income in Granite Falls.

Manufacturing. Manufacturing is one of the major employers and stimulators of the economy in Granite Falls and Caldwell County. Table 3 illustrates the predominance of manufacturing employment from 1970 to 1975 for Caldwell County. These statistics are very important because the Town's labor force is tied directly to these county figures. In 1975, 53 percent of the County's total employed labor force was employed by manufacturing firms. This figure speaks for itself in conveying the importance of manufacturing to the area. Table 7 lists the number of manufacturers that are located in Granite Falls.



Retail Trade. The retail trade is an important factor to the economy of a town. When its local retail trade flourishes, the income from many workers is injected into the community and touches many other aspects of the area. When retail trade is considerably limited in the local area, the citizens travel to larger, more pleasant shopping facilities in neighboring towns, thus draining much of the money for goods and services away from town and into other areas. The small town of today often finds itself competing for its very existence in retail trade and several related fields with shopping centers that are miles away.

The trade area of Granite Falls is somewhat limited due to the size of the town and the population that it supports. For many family needs, other than groceries, there is little variety to be found without shopping out of town. Possible incentive measures for the Town and merchants would be to begin a downtown revitalization to make the area more appealing to shoppers, thereby enhancing retail sales. The best approach in solving downtown problems and revitalizing the CBD area would be to conduct and outline a detailed Comprehensive Central Business Plan and implement the recommendations for improvement.

# 1970 INCOME MEASURES FOR GRANITE FALLS AND

- North Carolina
- Caldwell County
- Hickory

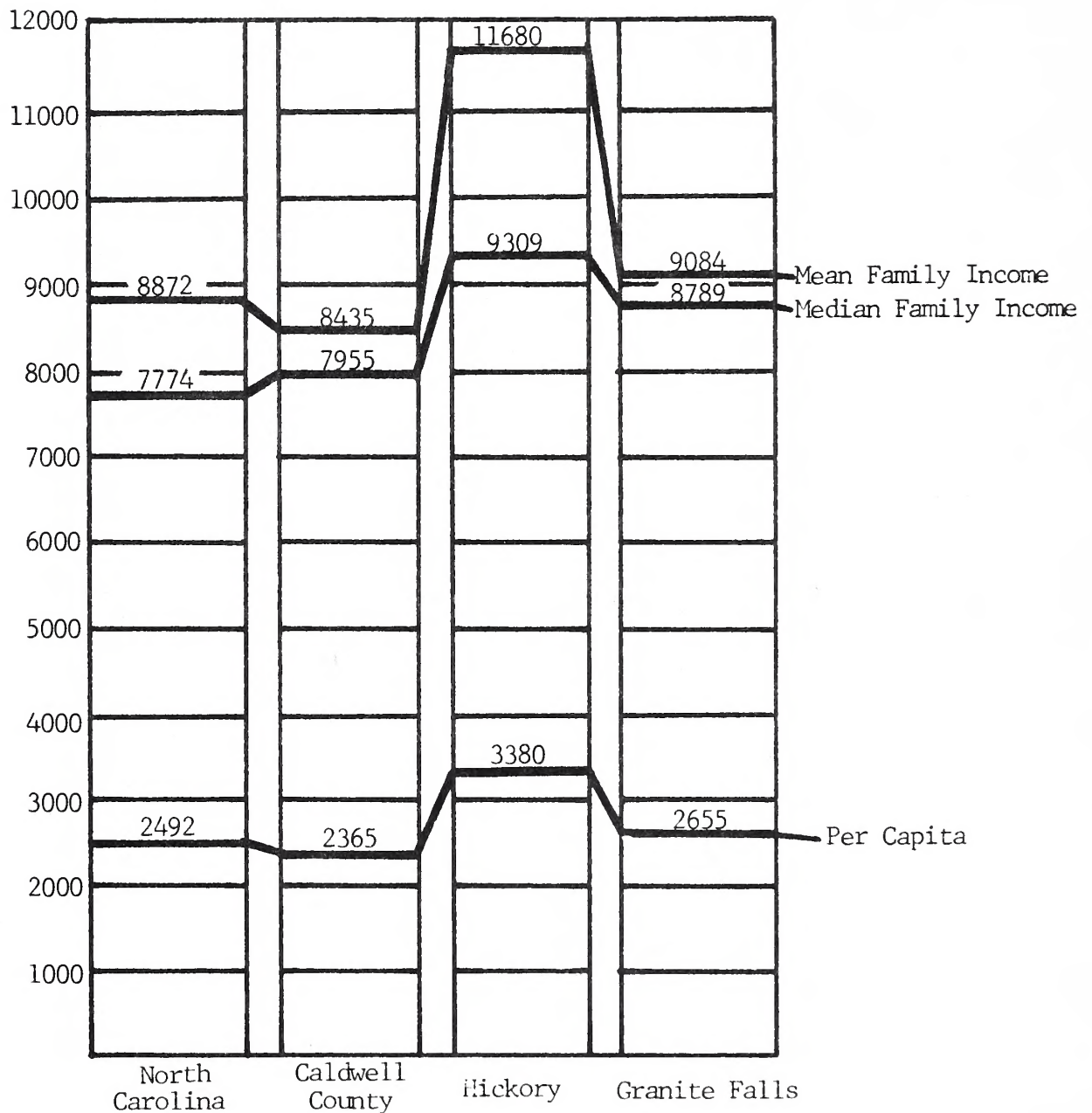


TABLE 6  
FAMILY INCOME FOR GRANITE FALLS  
AND NORTH CAROLINA  
CALDWELL COUNTY  
HICKORY

<u>Income Level</u>	<u>Families</u>	<u>Percent of Total</u>
State:		
Under \$4,000	272,318	21.0
\$4,000 - \$7,999	396,546	30.7
\$8,000 - \$11,999	338,268	26.2
\$12,000 or more	285,334	22.1
Total	1,292,466	100.0
Caldwell County:		
Under \$4,000	2,272	15.0
\$4,000 - \$7,999	5,354	35.4
\$8,000 - \$11,999	4,736	31.3
\$12,000 or more	2,770	18.3
Total	15,132	100.0
Hickory:		
Under \$4,000	625	11.6
\$4,000 - \$7,999	1,522	28.2
\$8,000 - \$11,999	1,442	26.7
\$12,000 or more	1,811	33.5
Total	5,400	100.0
Granite Falls:		
Under \$4,000	94	13.8
\$4,000 - \$7,999	193	28.4
\$8,000 - \$11,999	210	31.0
\$12,000 or more	182	26.8
Total	679	100.0

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Source: U.S. Bureau of the Census, Census of Population, 1970, and  
Census Tapes, 5th Count.

TABLE 7  
INDUSTRIES IN GRANITE FALLS

1. Allen-Beck Industries - Furniture packing materials
2. Anchor Hosiety Mills - Wool socks
3. Brandon Furniture Company - Upholstered furniture
4. Cedar Valley Fabrics - Double knit fabrics
5. Dakin Chair Company - Early American furniture
6. Falls Manufacturing Company - Combed cotton yarn
7. Granite Bottling Works, Inc. - Soft drinks
8. Granite Custom Machine Shop - Saws for furniture industry
9. Hammary Manufacturing Company - Living room tables and upholstered furniture
10. Holiday Hosiery Mills - Hosiery
11. Huffman Finishing Co., Inc. - Seamless hosiery
12. Jiffy Manufacturing Company - Furniture packing pads
13. Kohler & Campbell, Inc. - Pianos and benches
14. Mackie Building and Supply - Finished lumber
15. Charles Pindyck, Inc. - Children's overwear & underwear
16. Reeces Wood Products - Woodworking
17. Shuford Mills, Inc. - Twines, yarns, cordage
18. Troutman Manufacturing Company - Baby clothes
19. Troydon Hosiety Mill - Hosiery
20. Valfor Hosiery Mill - Hosiery

Source: WPCOG staff survey, 1976.



Labor Market Trends. To review and consider the labor market trends for the Granite Falls area, statistics and trends were taken from the Employment Security Commission's September, 1976, Labor Market Newsletter for the Lenoir Area Market.

The civilian labor force in the Lenoir Labor Area, which includes Granite Falls, was estimated at 30,270 for September, 1976, which decreased from the July estimate of 30,750, but increased above the September, 1975, estimate of 29,260. Total employment by place of residence, estimated at 28,390 in September, reflected a decrease of 100 from July, but showed a substantial gain of 1,520 from a year ago. Unemployment declined with 1,880 jobless contrasted with 2,260 in July and 2,390 in September of last year.

The September, 1976, unemployment rate of 6.2 percent (1,880 persons) decreased below the July rate of 7.3 percent experienced in the same month last year when 2,390 persons were unemployed. The local rate was a fractional 0.2 percentage points above the statewide rate of 6.0, but less than the national rate of 7.4.

Manufacturing and nonmanufacturing by place of work show comparatively small fluctuations in all industry groups since July, 1976, except in the textile industry, which lost 120 workers, and government, which added 400. Reduced customer demand was cited for the decline in textile employment, while, on the other hand, the rehiring of school personnel was largely responsible for the increase of government workers.

Since a year ago, employment additions have been added to the major industry segments. Furniture employment (10,320), which by far outnumbers employment in all other industry groups, added the largest number of employees, 1,390, followed by government, which added 690.

**CIVILIAN LABOR FORCE 1/**

TABLE 8

LENOIR LABOR AREA

Caldwell County

September, 1976

ITEM	NUMBER OF WORKERS			CHANGE TO CURRENT MONTH FROM:			
	Sept. 1976	July * 1976	Sept. 1975	July, 1976		September, 1975	
				Net	%	Net	%
<b>CIVILIAN LABOR FORCE 2/</b>	30,270	30,750	29,260	-480	- 1.6	+1,010	+ 3.5
<b>UNEMPLOYMENT, TOTAL</b>	1,880	2,260	2,390	-380	-16.8	- 510	-21.3
Percent of Civilian Labor Force	6.2	7.3	8.2	-1.1	xxx	- 2.0	xxx
<b>EMPLOYMENT, TOTAL</b>	28,390	28,490	26,870	-100	- 0.4	+1,520	+ 5.7
Agricultural	490	720	1,450	-230	-31.9	- 960	-66.2
Nonagricultural Wage & Salary	25,800	25,560	23,500	+240	+ 0.9	+2,300	+ 9.8
All Other Nonagricultural 3/	2,100	2,210	1,920	-110	- 5.0	+ 180	+ 9.4
<hr/>							
<b>INDUSTRY EMPLOYMENT BY PLACE OF WORK 4/</b>							
<b>Manufacturing</b>	16,190	16,260	14,430	- 70	- 0.4	+1,760	+12.2
Durable Goods	12,250	12,190	10,800	+ 60	+ 0.5	+1,450	+13.4
Lumber & Wood	1,280	1,260	1,250	+ 20	+ 1.6	+ 30	+ 2.4
Furniture	10,320	10,280	8,930	+ 40	+ 0.4	+1,390	+15.6
Stone, Clay, and Glass	280	270	240	+ 10	+ 3.7	+ 40	+16.7
Machinery, Nonelec.	40	40	40	0	0	0	0
Other Durables 5/	330	340	340	- 10	- 2.9	- 10	- 2.9
Nondurable Goods	3,940	4,070	3,630	-130	- 3.2	+ 310	+ 8.5
Food	70	70	70	0	0	0	0
Textiles	2,400	2,520	2,190	-120	- 4.8	+ 210	+ 9.6
Apparel	670	680	610	- 10	- 1.5	+ 60	+ 9.8
Paper	380	380	340	0	0	+ 40	+11.8
Chemicals	300	300	290	0	0	+ 10	+ 3.4
Other Nondurables 6/	120	120	130	0	0	- 10	- 7.7
<b>Nonmanufacturing</b>	8,980	8,640	8,140	+340	+ 3.9	+ 840	+10.3
Construction	660	650	660	+ 10	+ 1.5	0	0
Trans., Comm. & Pub. Utilities	910	920	790	- 10	- 1.1	+ 120	+15.2
Trade	2,600	2,670	2,620	- 70	- 2.6	- 20	- 0.8
Fin., Ins., & Real Estate	290	290	290	0	0	0	0
Service, Except Domestic	1,510	1,500	1,460	+ 10	+ 0.7	+ 50	+ 3.4
Government	3,000	2,600	2,310	+400	+15.4	+ 690	+29.9
Other Nonmanufacturing 7/	10	10	10	0	0	0	0

1/ REFLECTS 1974 BENCHMARK DATA.

2/ DATA BASED ON PLACE OF RESIDENCE.

3/ INCLUDES NONAGRICULTURAL SELF-EMPLOYED WORKERS, UNPAID FAMILY WORKERS, AND DOMESTIC WORKERS IN PRIVATE HOUSEHOLDS.

4/ INDUSTRY SEGMENTS ARE NOT ADDITIVE TO THE "NONAGRICULTURAL WAGE AND SALARY EMPLOYMENT" SHOWN UNDER CIVILIAN LABOR FORCE SINCE LABOR FORCE DATA ARE BY "PLACE OF RESIDENCE."

5/ INCLUDES MISCELLANEOUS MANUFACTURING AND FABRICATED METALS.

6/ INCLUDES PRINTING AND PUBLISHING; RUBBER & LEATHER.

7/ INCLUDES AGRICULTURAL SERVICES AND MINING.

\* REVISED

### Population Analysis

As a result of changes occurring in the Granite Falls economic base, the growth, distribution, and character of the Town's population has also changed. In this section of the chapter, these changes are identified and analyzed. The demographic characteristics of the Town are analyzed in terms of the sex, age, and racial structure of the population. The impact of economic change upon the population is particularly associated with the spatial distribution of the population. Portions of this analysis are taken from the Existing Land Use Survey and Analysis done in 1975-76.

County Trends. The population of Caldwell County has increased steadily since 1900, except for the period 1910 - 1920, when a slight decrease was experienced. Table 9 indicates the average percentage increase in population during each decade since 1900. In the twenty-five years since 1950, Caldwell County has averaged a 14 percent growth in population every ten years. This trend appears to be continuing and is evidenced by the population figures for the period 1970 - 1974 as shown in Table 9.

A more detailed analysis of population and growth patterns in Caldwell County can be seen by looking at population growth at the township level. Listed in Table 10 are township population data for Caldwell County since 1900. A number of observations can be derived from this table. The two most significant are that the rural northern townships have been experiencing steadily decreasing populations, whereas the southern, more developed townships have experienced steadily increasing populations. Eight-five percent of the county's population is located in the five industrialized townships of Hudson, Lenoir, Lovelady, Lower Creek and North Catawba.



TABLE 9  
CALDWELL COUNTY POPULATION, 1900 - 1974

<u>Year</u>	<u>Population</u>	<u>Percentage Change</u>
1900	15,964	---
1910	20,579	31.1
1920	19,984	- 2.9
1930	28,016	40.2
1940	35,795	27.8
1950	43,352	21.1
1960	49,552	14.3
1970	56,699	14.5
1974	60,100*	6.0*
1975	61,158**	7.8**

Source: U.S. Bureau of Census, Census of Population, 1970.

\* No. 2. Population Note, Population Research Unit, Office of State Planning, N. C. Department of Administration, Raleigh, 1975.

\*\* Population Data and Projections, 1970 - 2000, Region E, Western Piedmont Council of Governments, 1975.

TABLE 10  
CALDWELL COUNTY TOWNSHIP POPULATION, 1900 - 1970

	<u>Years</u>							
	<u>1900</u>	<u>1910</u>	<u>1920</u>	<u>1930</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>
Globe	1,112	1,030	686	643	736	492	305	292
Hudson	690	1,167	1,157	1,722	2,492	3,363	5,240	8,041
Johns River	1,207	1,356	1,073	919	1,067	956	932	1,047
Kings Creek	1,166	1,286	1,000	966	1,202	1,377	1,360	1,055
Lenoir	2,873	4,804	5,084	8,969	11,776	14,255	15,609	16,979
Little River	1,467	1,458	1,339	1,419	1,693	2,060	1,994	2,337
Lovelady	1,941	2,649	3,587	5,462	5,922	6,756	7,477	8,536
Lower Creek	1,925	2,426	2,814	4,629	6,353	8,437	10,007	10,619
Mulberry	---	---	466	530	705	753	1,062	730
North Catawba	725	739	649	671	982	1,781	2,405	3,760
Patterson	1,512	1,625	985	1,185	1,626	1,965	2,108	2,202
Wilson Creek	---	917	231	133	107	97	45	60
Yadkin Valley	1,706	1,122	913	768	1,134	1,060	1,008	1,041

Source: U.S. Bureau of Census, Census of Population, 1970.



Between 1950 and 1960, eight of the thirteen townships experienced population gains in the County. From 1960 to 1970, 10 townships increased in population. Since 1970, it is estimated that 11 of the townships in Catawba County increased in population.

Table 11 reveals that, since 1950, the fastest-growing part of Caldwell County was the area contained in the Hudson Township. During the 1950-1960 period, a 55.8% growth was experienced with the population increasing from 3,363 to 5,240 persons. Between 1960 and 1970, the Hudson Township population rose from 5,240 to 8,041, for a 53.4 percent increase. During the most recent 1970 - 1974 period, the township had an estimated 13.4 percent increase with the population increasing from 8,041 to 9,123 persons.

Lovelady Township, in which Granite Falls is located, was the fifth fastest-growing township between 1950 and 1960, with a population increase of 11 percent from 6,756 to 7,477. During the 1960 - 1970 period, Lovelady was again fifth in growth rate, with a 14 percent increase from 7,477 to 8,536. During the recent 1970 - 1974 period, the township experienced a slower rate of growth, only 8 percent from 8,536 to 9,190, but this rate was third highest among county townships for that period.

Municipal Trends. Caldwell County and its major population centers have all experienced population increases over the last twenty-five years, with the exception of the Town of Rhodhiss and the Town of Granite Falls. Granite Falls' population over the last seventy years has been somewhat erratic. See Table 12. Population changes since 1900 have ranged from an increase of 39.9 percent for 1910 - 1920 to a decrease of 12.8 percent for 1930 - 1940. Between 1960 and 1970, Granite Falls' population decreased

TABLE 11  
CALDWELL COUNTY SELECTED TOWNSHIP DATA 1900 - 1975

Township	1950	1960	1950-60 % Change	1970	1960-70 % Change	*Est. 1975	*1970-75 Est. % Change
Globe	492	305	- 38	292	- 4	392	- 1
Hudson	3,363	5,240	56	8,041	53	9,123	13
Johns River	956	932	- 3	1,047	12	1,049	- 1
Kings Creek	1,377	1,360	- 1	1,055	- 22	1,118	6
Lenoir	14,255	15,609	10	16,979	9	18,137	7
Little River	2,060	1,994	- 6	2,337	17	2,248	5
Lovelady	6,756	7,477	11	8,536	14	9,190	8
Lower Creek	8,437	10,007	19	10,619	6	11,347	7
Mulberry	753	1,062	41	730	- 31	759	4
North Catawba	1,781	2,405	35	3,760	56	4,308	15
Patterson	1,965	2,108	7	2,202	4	2,315	5
Wilson Creek	97	45	- 54	60	30	58	3
Yadkin Valley	1,060	1,008	5	1,041	3	1,013	3

Source: U.S. Bureau of the Census, Census of Population, 1970.

\* Population Data and Projections, 1970 - 2000, Region E, Western  
Piedmont Council of Governments, 1973.

TABLE 12  
MUNICIPAL POPULATION DATA  
CALDWELL COUNTY 1900 - 1974

Year	Granite Falls	% Change	Hudson	% Change	Lenoir	% Change	Rhodhiss	% Change
1900	277	---	---	---	1,296	---	---	---
1910	381	(37.5)	411	---	3,364	(159.5)	---	---
1920	1,101	(188.9)	403	(-1.9)	3,718	(10.5)	---	---
1930	2,147	(95.0)	650	(61.2)	6,532	(75.6)	---	---
1940	1,873	(-12.8)	748	(15.0)	7,598	(16.3)	---	---
1950	2,286	(22.1)	922	(23.2)	7,888	(3.8)	587	---
1960	2,644	(15.7)	1,536	(66.5)	10,257	(30.0)	509	(-13.2)
1970	2,388	(-11.1)	2,820	(119.6)	14,705	(43.3)	472	(-7.2)
1974*	2,300	(-0.3)	3,050	(8.2)	15,890	(8.1)	480	(1.7)

Source: U.S. Bureau of Census, Census of Population, 1970.

\* No. 2 Population Note, Population Research Unit, Office of State  
Planning, N. C. Department of Administration, Raleigh, 1975.

11.1 percent from 2,644 to 2,388. From 1970 to 1974, it is estimated that the Town was still experiencing a population decrease, but it was less than 10 percent, from 2,388 to 2,380. This may be an indication that the Town's population is beginning to stabilize. Town efforts to reverse out-migration trends include the upgrading of all of its municipal services as well as efforts to attract new industry.

Characteristics of the Population. Due to the unavailability of population characteristic figures for Granite Falls in 1960, a comparison of 1960 and 1970 figures for Lovelady Township will be used instead. Table 13 summarizes the population of Lovelady Township and Granite Falls by age, sex and race for the years 1960 and 1970.

Examination of the figures in Table 13 indicates that the pre-school and elementary school age group population has declined over the ten year period in Lovelady Township. All other age groups, 15 years and over, showed an increase in terms of net changes. There was a small increase in the labor force age groups, its probable cause being the increasing job opportunities in the County during the period 1960 to 1970.

Except for the categories 55 years and over, the age structure of Granite Falls for 1970 has about the same percentages for age groups as Lovelady Township. Also, the male and female percentages of the population have remained about the same during the ten year period.

TABLE 13

POPULATION CHARACTERISTICS BY AGE, SEX AND RACE  
FOR LOVELADY TOWNSHIP AND GRANITE FALLS 1960 - 1970

Age	<u>Lovelady Township</u>				<u>Granite Falls</u>	
	<u>Population</u>		<u>% of Total</u>		<u>Population</u>	<u>% of Total</u>
	1960	1970	1960	1970	1970	1970
Under 5	835	809	11.2	9.5	236	9.6
5-14	1,643	1,714	22.0	20.1	506	20.7
15-24	1,272	1,430	17.0	16.8	395	16.1
25-34	986	1,256	13.1	14.8	339	13.9
35-44	1,014	1,053	13.6	12.4	236	9.7
45-54	774	970	10.4	11.4	312	12.8
55-64	517	675	6.9	7.9	226	9.2
65 +	436	606	5.8	7.1	195	8.0
<b>Sex</b>						
Male	3,656	4,119	48.9	48.4	1,115	45.6
Female	3,821	4,394	51.1	51.6	1,330	54.4
<b>Race</b>						
White	7,372	8,404	98.6	98.8	2,355	96.3
Non-white	105	104	.4	.2	90	3.7

Source: U.S. Census Tapes, 4th and 5th Count, 1970.

Educational Attainment. The educational attainment level of an area's residents is usually an accurate measure of its economic well-being and potential. The better the educated and/or trained the population is, the more desirable the area becomes to potential industries and other manpower oriented businesses.

Examination of Table 14 reveals that 51 percent of Granite Falls' population over 25 years of age has completed at least three years of high school, with 10 percent having completed four or more years of college. This speaks very highly of the quality of the labor force in Granite Falls. These percentages play a very important role in the attraction of new industries to the area.



TABLE 14  
YEARS OF SCHOOL COMPLETED  
GRANITE FALLS AND CALDWELL COUNTY - 1970

	Caldwell County	Granite Falls
Total Persons 25 years and older	29,405	1,313
No school years completed	474	21
Elementary: 1 to 7 years	9,074	346
8 years	3,311	58
High School: 1 to 3 years	7,560	397
4 years	5,526	273
College: 1 to 3 years	1,932	87
4 years or more	1,528	131

Source: U.S. Bureau of Census, Census of Population, 1970, and Census Tapes, 5th Count, 1970.

Migration Patterns. Three basic causes for population change in a community are births, deaths and migration. Migration is the residential movement into or out of the community.

The result of births less deaths within a given area is the "natural increase" of that area. This combination can result in a decrease in population, but it is rare for a community to have more deaths than births. The causes of migration, however, are more variable. If ample employment and housing are available, people will remain in the general area or be encouraged to move in. If local work opportunities and housing for those who would move in are not available, then some individuals must relocate to find these.

Table 15 shows the migration trend between 1960 and 1970 for Granite Falls and Caldwell County. Granite Falls experienced a very high out-migration (-28.7 %), whereas Caldwell County had an outmigration (-1.7 %).

TABLE 15  
NET MIGRATION 1960 - 1970

	(1) Actual 1960 Pop.	(2) Natural Increase 1960-70*	(3) Expected 1970 Pop. (1+2)	(4) Actual 1970 Pop.	Net Migration (4-3)	% of 1970
Granite Falls	2,644	430	3,074	2,388	- 686	-28.7
Caldwell County	49,552	8,121	57,673	56,699	- 974	- 1.7

\* Natural increase for Granite Falls is based on Caldwell County's rate due to methods of recording vital statistics for towns this size.

Source: Based on U.S. Census, Census of Population, 1970, and N.C. Dept. of Health data, 1970.

Future Population. Although estimates of future population are necessary and a vital part of the planning process, many demographers will not involve themselves in forecasts of small areas such as Granite Falls. They have been reluctant to project population levels for small areas because of the problems of forecast inaccuracies and the many variables involved. The location of one large industrial concern within the Granite Falls area in the near future could result in population growth totally unpredictable at this time. Also, considering the long distances that many of today's workers commute to places of work, an increase in job opportunities would not necessarily result in a proportionate increase in the number of people residing in Granite Falls. Therefore, any projection technique utilized for small areas is at best an educated guess of what population levels might be in the future.

As a background for the Land Development Plan, population projections for the Granite Falls corporate area are now presented. Using U.S. Census

data, population projection figures for 1975, 1980, 1990 and 2000 were derived based on population trends for 1950, 1960 and 1970 in Caldwell County, Lovelady Township and the Town of Granite Falls.

TABLE 16  
SELECTED POPULATION DATA AND PROJECTIONS

<u>Year</u>	<u>Caldwell County</u>	<u>Lovelady Township</u>	<u>Granite Falls</u>
1970	56,699*	8,536*	2,388*
1975	61,158	9,190	2,575**
1980	65,631	9,845	2,760**
1990	72,416	10,281	3,000**
2000	79,890	10,718	3,570**

\* U.S. Bureau of Census, Census of Population, 1970.

\*\* WPCOG Staff Projections

Source: Population Data and Projections, 1970 - 2000, Region E, Western  
Piedmont Council of Governments, 1971.

### Existing Land Use Analysis

During February, 1977, a field survey was conducted to determine the changes in the land use since the last survey in November, 1975. The primary use of each land parcel was identified in the inventory analysis and the amounts of land being used for various purposes within the Town were recorded on a new base map. The following analysis presents an update and tabulation of the current land use quantities.

Patterns and Trends. Map 3 shows the pattern of existing land use in Granite Falls, and reflects an H-like pattern; i.e., two major highways (U.S. 321 and 321A) dividing the Town with Falls Avenue connecting them, thus creating quadrants with commercial, industrial, and public/quasi-public





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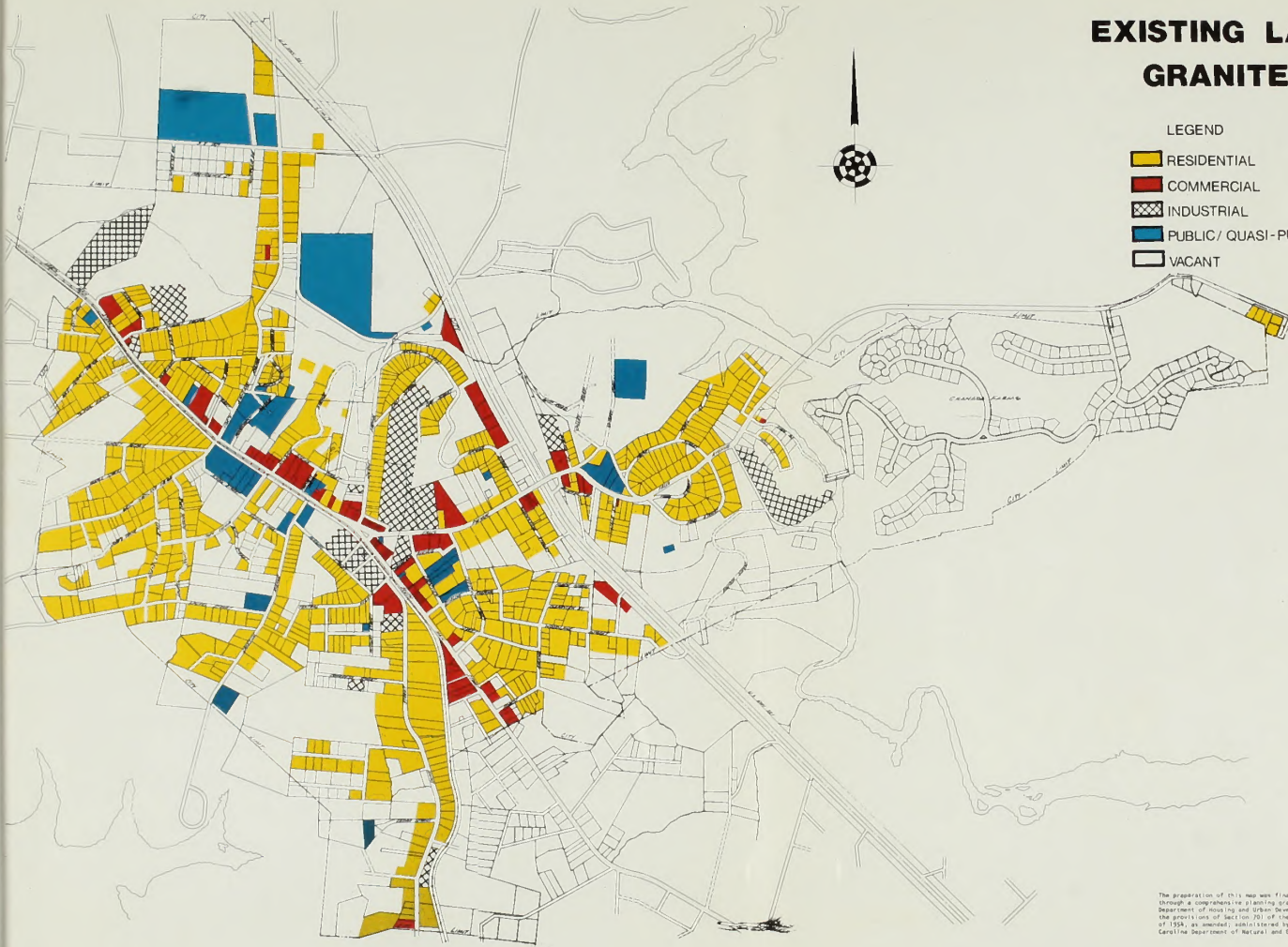
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# EXISTING LAND USE GRANITE FALLS

## LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/ QUASI-PUBLIC
- VACANT



The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended, administered by the North Carolina Department of Natural and Economic Resources.

land use along each major arterial thoroughfare and residential land use within each quadrant.

Five categories of land use were used to delineate the use of the land within the Town. These were: (1) residential; (2) commercial; (3) industrial; (4) public/quasi-public; and (5) vacant.

- (1) Residential Land. (Shown in yellow on Map 3.) This land use category is defined as land and buildings which are occupied by dwelling units.
- (2) Commercial Land. (Shown in red on Map 3.) This land use category includes land and buildings used primarily for commercial and related purposes (parking and storage).
- (3) Industrial Land. (Shown in black hatch on Map 3.) This category includes land and buildings which are occupied by wholesaling, manufacturing and processing establishments classified as industrial.
- (4) Public/Quasi-Public Land. (Shown in blue on Map 3.) This category includes lands used for public and private functions, such as governmental services, parks and civic buildings.
- (5) Vacant Land. (Uncolored on Map 3.) Land which is not used for one of the previously mentioned purposes.

In order that a more meaningful understanding of Granite Falls' land use can be given, this analysis has been divided into individual discussions of each land use category within the Town.

Granite Falls Existing Land Use. In September, 1975, the Town of Granite Falls annexed a parcel of land (Granada Farms) containing 262 acres. The Town now encompasses an area of 1,973 acres or three square miles. At present, 52 percent (1,024 acres) of the total acreage within the Town is developed, with 13 percent (262 acres) of the undeveloped land being the Granada Farms parcel (this area has been set aside for residential development).



All computations used in this analysis are based upon planimeter calculations of the Existing Land Use Map. In the following paragraphs, existing characteristics of each land use category are presented.

Map 3 and Table 17 will be used as references.

#### Residential Land.

There are presently 475 acres of land in Granite Falls which are in residential use. Although only 24 percent of the total land area is developed for this purpose, it does account for 46 percent of all developed land and represents the dominant use of land in the Town. The majority of this residential land use occurs in the northwest and southern quadrants of the Town.

The structural and environmental conditions throughout the Town are generally good. Houses of a deteriorated or dilapidated nature are scattered throughout the Town, with concentrations in the western quadrant.

#### Commercial Land.

Commercial establishments occupy 70 acres, or 7 percent, of all developed land in the Town, with the Central Business District occupying 15 of the total acres.

The CBD is the focal point of the Town and the uses within it are varied, with the dominant use in retail establishments. Other uses include: residences, banks, and the Town Hall.

The majority of the other commercial land uses can be term highway oriented, such as gasoline stations and "quick stop" shopping.



TABLE 17  
GRANITE FALLS EXISTING LAND USE

Land Use Category	Acreage	Percent of Developed Land	Percent of Total Land
Residential	475	46	24
Commercial	70	7	4
Industrial	65	6	3
Public/Quasi-Public	240	24	12
Transportation Routes and Rights-of-Way	<u>174</u>	<u>17</u>	<u>9</u>
Developed Land	1,024	100	52
Vacant	<u>949</u>		<u>48</u>
Total	1,973		100
Acres within Granada Farms to be developed (residential)			
Water acres	262		
Total developable land excluding Granada Farms and water acres	31		
	656		
(Vacant land - Granada Farms and water acres)			

Source: WPCOG staff calculations, 1977.

Industrial Land.

Industrial concerns occupy 65 acres, or 6 percent, of the developed land within the Town. Industries in Granite Falls have located primarily in those areas which have access to rail and major highway facilities.

Public/Quasi-Public Land.

Land being used for public and quasi-public activities represents the second largest land use in the Town, comprising 24 percent of the

developed land with a little over 240 acres. Only 15 acres of this total are used for recreational purposes.

#### Vacant Land.

Vacant land is the largest individual category of land use in Granite Falls. Of the total land within the Town, 949 acres, or 48 percent, is within this category. An important fact to be considered is that, of this total, 262 acres are set aside for the development of Granada Farms and 31 acres are within Gunpowder Creek. This leaves only a total of 656 developable acres and a percentage of this is currently being used for agricultural purposes.

#### Transportation Routes and Rights-of-Way.

This land use is composed of public and semi-public rights-of-way, streets, alleys, roads, railroads, parking facilities, transportation terminals, and routes of electricity and gas transmission lines.

Within Granite Falls there are approximately 174 acres of land in this use category, which constitutes 17 percent of the developed land. The average rights-of-way for the roads within the Town are 45 feet, with U.S. 321 having 250 feet.

Specific Land Use and Development Problems. These problems have been described and identified in the Existing Land Use Survey and Analysis previously completed in 1975-76. This analysis, along with the land use update, have been used as a basis for determining the Land Development Plan for the Town of Granite Falls.

### III. DEVELOPMENT GOALS AND OBJECTIVES

A statement of goals and objectives should constitute the basic development policies of the Town's Planning Board and Commissioners and provide the overall framework for detailed recommendations by decision-makers to implement Town policies. The long-range goals and short-range objectives should contain a degree of flexibility to provide for unpredictable future demands, a reasonable expectation of execution and a balancing of land use benefits to existing and future residents of Granite Falls.

Constant review of the goals and objectives is an integral part of the continuing planning process which should be carried on by the Town. As plans are implemented through action programs, the physical, social, and economic results may lead to a refinement of these goals and objectives, leading to a refinement of the plan. The planning process involves continuous discussion and interaction by policy makers and the public in order to continue constructive courses of action to guide the physical growth of the Town in the most desirable way.

#### Goals

The Land Development Plan shown in Map 3 proposes that the Town continue in its present role as an urban center, but with increased diversification of commercial, professional and industrial uses. With this as a basis, the following long-range goals have been established by the Town of Granite Falls.

- The Town should retain to the extent possible its existing neighborhood concentrations. The various land uses should be coordinated to achieve efficient functioning of the Town for the convenience and well-being of its residents, workers and visitors.

- Commercial, professional and other selected service uses should be concentrated in selected areas of the Town to serve the needs of the Town's residents and those of the area.

- Traffic and circulation must be coordinated with the various land uses to maximize safety and for the efficient movement of goods and people.

- Adequate open space and appropriate community facilities should be planned and programmed that will satisfy existing needs and provide for future requirements.

- The development of the Town should be coordinated with the growth of adjacent areas and with that of the Land Development Plan of Region E.

#### Objectives

Future development within the Town should be directed so that the most desirable locations for certain activities are provided in accordance with the Land Development Plan, including: residential uses; adequate and suitable locations for the necessary supporting commercial uses; areas deemed necessary for community facilities; sufficient space for recreational purposes; and the most appropriate areas for the location of industrial activities.

Residential Land Use. Residential development is the predominant land use in the Town. In determining the type of residential density and character of future development most suitable for various sections of the Town, the following land use objectives are recommended.

- To maintain or raise residential values by preventing the introduction of incompatible uses, by requiring good standards in new residential development and by preserving, protecting, and using natural beauty wherever possible.



- All residential areas should have sufficient space, privacy and convenience to meet accepted standards of community health, safety and welfare, in accordance with existing health and housing codes.

Commercial Land Use. The residents of Granite Falls need a variety of business development to serve them. To the degree that it is possible for residents to find the goods and services they desire in the Town, they will have added convenience to their daily living and at the same time have the benefit of an increased tax base produced by business development.

The following objectives will provide a basis for examining and deciding upon various commercial developments.

- There should be a limited number of business locations. Consideration should be given to the expansion and filling-in of existing business groupings and the need to protect established residential areas.

- Business areas should be located on streets capable of handling or being improved to handle anticipated traffic flow to the commercial sites.

- Commercial areas should be developed to standards which reflect the best of modern development practices and located conveniently to access.

- Business areas should be protected from undesirable uses which will detract from their primary function.

- Substantial space for off-street parking and loading in conjunction with commercial development should be required and all parking and loading uses should be fully improved, with adequate paved surfacing, proper drainage and sufficient nighttime illumination. Parking areas should be designed so that no vehicles must back into streets.

Industrial Land Use.

- Industrial enterprises should be encouraged to locate in Granite Falls.
- The Town of Granite Falls should cooperate with the county and the Region in an effort to promote and attract industry.
- Industrial park type development is encouraged, although other types of industrial development and uses should be encouraged in designated areas.
- Highway access and the availability of public utilities should be considered to be of prime importance in the selection of an industrial site.

Public Land Use. A necessary requirement in planning for new land uses is a program of public facilities and buildings to serve these future land uses. It is a normal consequence of growth that the need for certain services arises, and where satisfactory facilities may have existed previously, improvements and changes often become necessary. The following objectives concerning public land use are recommended:

- Provide sufficient land for open space and recreation for all age groups at locations accessible from concentrations of residential development and to all residents of the Town.
- Assure the development of neighborhood open space by seeking donations of land from developers of new residential developments.

#### IV. LAND DEVELOPMENT PLAN - GRANITE FALLS

The purpose of the Land Development Plan is to set out in spatial form the utility of land in order to produce the most attractive environment for residences, businesses and recreation. Using this Plan, the Town Commissioners can determine where growth should and should not take place.

It should be noted at this point that the Plan represents recommendations only and does not constitute a zoning map. However, the newly drafted zoning ordinance and map do reflect the Land Development Plan and they should be adopted in order that these spatial recommendations can be carried out effectively.

##### Land Development Proposals

The following proposals are based on an analysis of a number of factors: natural physical factors (soil conditions and drainage); manmade physical factors (the influence of the road system, utilities and existing centers as they are likely to influence future development); suggested locational standards (criteria for development); and, lastly, an evaluation of growth forces in the area.

Residential Development Proposals. The character of Granite Falls' residential neighborhoods is an important part of the total future physical character of the Town. General physical appearance and the availability of future residential land are important factors considered by industrialists and businessmen interested in sites for new establishments.

In determining future residential space, adequate provisions have been made for various types of residential development and densities to suit the needs and desires of the residents of Granite Falls. As shown in

Table 17, there are 475 acres of residential land in the Town. Considering the present rate of growth, there will be a need for 184 additional acres of residential land in the Town by the year 2000 (Table 18).

More than the required amount of land should be reserved for single family residential development. This would ensure that enough desirable land, and land suitable for residential development, would be available for future use. It is also desirable and advantageous to keep vacant potential residential land in the highest land classification to prevent the detrimental effects of some lower classifications. Areas suitable for residential development are outlined in Map 4.

#### Recommended Land Use Policies

- To achieve orderly and diversified residential development that realistically reflects both local needs and area growth trends.
- To develop a viable and balanced community through the establishment of a range of residential densities.
- To insure that the different residential densities are located in areas where the provision of utilities is both economically feasible and developmentally desirable.
- To eliminate existing blight and control its future occurrence through the establishment and enforcement of appropriate codes and ordinances.

On the basis of these policies, three residential densities are recommended.

#### Low Density Residential.

(Recommended density 3 dwelling units per acre.) Reasons for



TABLE 18  
GRANITE FALLS PROJECTED LAND USE NEEDS  
FOR THE YEAR 2000

Land Use	Acres Developed 1977(1)	Acres per 100 Pop. (2)	Develop- ment Factor(3)	2000 Pop. in 100's(4)	Acreage Needed 2000(5)
Residential	475	18.47	1.00	35.70	659
Commercial	70	2.72	1.00	35.70	97
Industrial	65	2.52	1.00	35.70	89
Public/Quasi- Public	240	9.33	.85	35.70	283

(1) Compiled from a windshield survey conducted during September, 1975, and March, 1977, by the Western Piedmont Council of Governments.

(2) Based on 1975 population estimate of 7,943 for the Granite Falls area (Example:  $475 \div 25.71 = 18.47$ .)

(3) Numerical factor that represents existing development patterns, local trends, and certain growth prospects that were revealed by review of area population and economic characteristics and a survey of existing land use.

(4) Based on a year 2000 population projection of by the Western Piedmont Council of Governments.

(5) The year 2000 acreage needs in each use category were derived by multiplying existing acres per 100 population by the development factor and the result by the year 2000 population in 100's.

Source: Western Piedmont Council of Governments staff projection.

recommending parts of the Town for this density include:

1. Areas of existing single family units should be preserved as viable neighborhoods.
2. In order to maximize the drainage of poorly drained soils, low density residential development as the least intensive use of land will be the least hazardous use of land.

It is expected that low density residential development will and should continue in those sections of Granite Falls as seen in Map 4.

Medium Density Residential.

(Recommended density 3 to 6 dwelling units per acre.) This slightly higher density is recommended as a buffer between low and high



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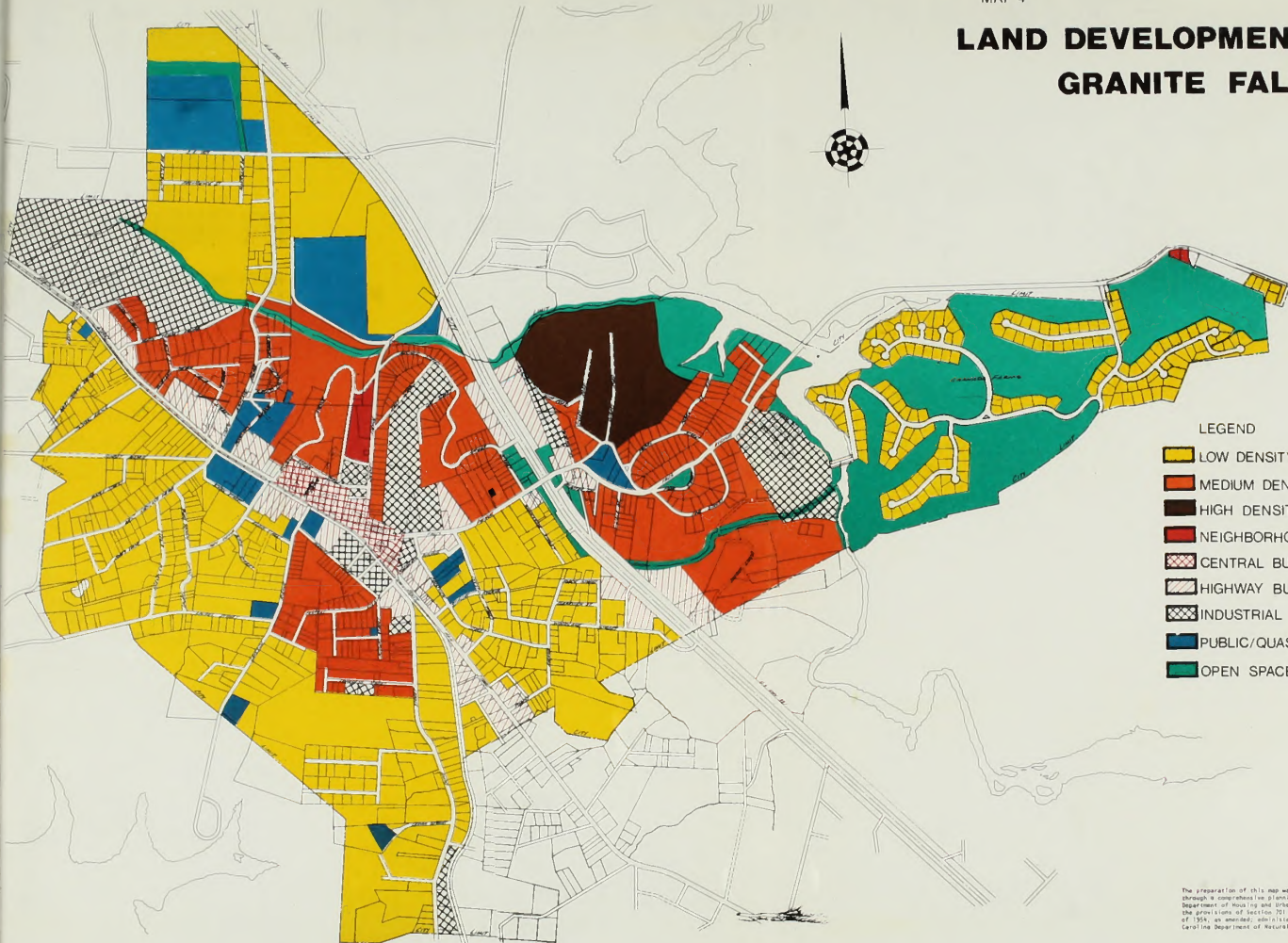
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# LAND DEVELOPMENT PLAN GRANITE FALLS



## LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBORHOOD BUSINESS
- CENTRAL BUSINESS DISTRICT
- HIGHWAY BUSINESS
- INDUSTRIAL
- PUBLIC/QUASI-PUBLIC
- OPEN SPACE

The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1968, as amended, administered by the North Carolina Department of Natural and Economic Resources.



density residential areas and commercial uses. This density provides for single family units on smaller lots and for duplexes and twins. In order to promote a tighter concentration of people adjacent to retail and employment locations, the medium density uses have been clustered around the CBD.

Areas designated for this density can be seen in Map 4.

High Density Residential.

(Recommended density 6 to 12 dwellings per acre.) This density would provide for duplexes and twins on smaller lots and for apartment buildings. Reasons for recommending certain parts of the Town for this density include:

1. The creation and support of viable commercial areas by providing higher density development in close proximity to shopping facilities.
2. Maximizing the use of utilities and other public services.
3. Minimizing vehicular traffic by placing many residents within walking distance of shopping.
4. Providing a reasonably economic use of relatively higher value land, typically found adjacent to core areas.
5. To make financially feasible the private redevelopment of blighted areas by maximizing the profit to be gained by renewal and redevelopment of existing blighted structures.

Areas designated for this density can be seen in Map 4.

Commercial Development Proposals. One of the overriding considerations in the determination of the commercial development plan is an evaluation of the Town's future needs based on expected levels of population growth and the Town's ability to retain its market. The proposals and recommendations set forth for Granite Falls are those which are considered realistic and economically feasible.

The proposals for commercial land uses in the Town take the form of three groupings: the Central Business District (CBD), Neighborhood Business Districts, and Highway Business Districts.

The plan emphasizes the CBD as the primary shopping area of the Town along with the other existing commercial areas in the vicinity. The Plan also recommends development in two other areas of the Town. They are, the corridor along U.S. 321 opposite the ABC store (Highway Business) and an area off Dudley Avenue (Neighborhood Business).

The Existing Land Use analysis indicates that there are 70 acres of commercial land in the Town. Based on expected levels of population growth and the availability of land, the Town will need 97 acres of land for commercial use by the year 2000 (Table 18).

Recommended Commercial Development Policies.

- To encourage the expansion and revitalization of existing core areas.
- To develop a pattern of commercial centers that have reasonable access to the major thoroughfare system.
- To encourage compact centers and prevent the further development of either spot or strip commercial areas.
- To encourage pedestrian-vehicular separation in recommended commercial centers where this is feasible.
- To enhance and serve the tourist-related commercial activities by their concentration along the major highways.

Industrial Development Proposals. Industrial land use in the Town comprises about 65 acres, or 6 percent, of the developed land. Present industrial locations are along the railroad on Main Street and off Falls Avenue.

When considering future industrial locations, either within a designated industrial park or expansion of an existing industrial site, separate areas should be chosen for those industries which may have objectionable characteristics (smoke, fumes, noise), as opposed to lighter industry and warehouses, which are not objectionable. As indicated in Table 18, Granite Falls will need 24 additional acres to meet industrial demands. Areas where this growth should occur have been designated on Map 4.

Recommended Industrial Development Policies.

- To locate industry only in areas that have good accessibility, suitable topography, and access to an existing or proposed utility system.
- To strictly control industrial development in order that hazards to public health may be prevented.
- To encourage the recruitment of diversified industries, particularly those that are suited to industrial park development standards and are likely to employ skilled labor.

Public and Quasi-Public Development Proposals. In reviewing current land use by the institutions serving Granite Falls, it was found that existing sites were generally adequate. It was considered unnecessary to propose new areas of expansion for such services, without knowing the need and extent of expansion. It is recommended that a current and detailed Community Facilities Plan be made and, if necessary, changes and adjustments in the Land Development Plan be made upon completion of that Plan.

The existence of adequate open space and recreation plays a vital role in the health and enjoyment of community life. It also plays a significant role in determining the attractiveness of a community for industrial and commercial development.

Granite Falls has at present approximately 15 acres of land devoted to recreational uses. Although this total is about average for comparably sized towns in North Carolina, the National Recreation Association recommends one acre of park or playground for every 100 persons in the population. Using this figure, Granite Falls should have 23.8 acres of recreational land available for its population of 2,388, but at present, according to national standards, lacks approximately 8.8 acres of recreational land. It should be noted, however, that the Shuford Recreational Center, located off North Highland Avenue, has extremely fine facilities, which helps to compensate for the potential lack of recreational land. Also, there does appear to be a need for small parks and tot-lots in various parts of the Town.

In considering the above needs for public and quasi-public land, it would be safe to assume that 283 acres will be needed by the year 2000 to serve these institutional needs. Areas that are proposed for this type of development can be identified on Map 4.

Recommended Recreation and Open Space Development Policies.

- Development should occur on land that is most suited for the different recreational needs.
- These areas should have a variety of facilities to serve the many different age groups.



- Recreation and open space uses should be placed in close proximity to concentrations of residential uses, in order to promote easy pedestrian access, and to serve the greatest number of people.

#### Programs to Accomplish the Objectives of the Land Development Plan

It is becoming increasingly apparent that Federal and State governments will tend to favor grants to communities who have planned for growth through land use planning. This planning requirement will have been met with the adoption of this Development Plan, but the Plan itself will not guide development or regulate land use, without the adoption and implementation of the proper development controls. The purpose of this chapter is to advise the Town's Planning Board and Commissioners of the legal controls that can be and should be used to carry out the previously stated land development proposals.

Zoning. Zoning is probably the most commonly used legal control available for implementing the Land Development Plan of a community. Zoning is essentially a means of ensuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development. It allows the control of development density in each area so that property can be adequately served by governmental facilities. This directs new growth into appropriate areas and protects existing property by requiring that development afford adequate light, air and privacy for persons living and working within the area.

North Carolina General Statutes require that "such regulations shall be made in accordance with a comprehensive plan," making it mandatory that the zoning ordinance and the Land Development Plan be in congruence. The zoning ordinance and map should reflect the Land Development Plan and map.

Subdivision Regulations. Like the zoning ordinance, enactment of subdivision controls is an exercise of the police power of a municipality. The purposes of subdivision regulations are: to encourage the development of economically sound and stable communities; to assure the provision of required streets, utilities and other facilities and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments; to assure the provision of needed public open spaces and building sites in newly developed land through the dedication or reservation of land for recreational, educational and other public purposes; and to assure the wise development of new areas, in harmony with the comprehensive plan of the community. Like the zoning ordinance, proper enforcement of subdivision regulations is critical to successfully control future growth and development.

The Town urgently needs to revise its subdivision regulations to insure the complete adherence to the Land Development Plan.

Building and Housing Codes. Adoption and enforcement of building and housing codes are very important parts of the Plan's implementation. It is just as important for a town to have buildings that are structurally sound as it is to have land uses in their proper relationships. A building code also insures proper installation of utilities, heating, ventilation, and adequate electric wiring.

Housing codes are very similar to building codes in that both deal with the structural standards and conditions of buildings. They are different in that a building code is applicable to all forms of new buildings while a housing code is limited to existing housing only. A minimum housing code is primarily concerned with the following: structural conditions,

e.g., exterior foundations, interior walls and ceilings; basic equipment and facilities, e.g., water and sewage disposal facilities; heating and electrical systems; ventilation; and rodent control.

Both codes would be an asset to Granite Falls and for the regulation of proper development. It is recommended that the Town pursue adoption of the North Carolina Building and Housing Code.

## V. THOROUGHFARE CLASSIFICATION

The transportation system is one of the most important and integral parts of a community's development potential. The system is the community's life blood, its prime means of communication. Both the location and design adequacy of major streets and highways are important considerations. Not only do they explain the existing land development pattern, but they also serve as determinants of the location and type of future development.

This chapter includes a classification of thoroughfare types, a brief discussion of design characteristics, an identification of major deficiencies in the system, and future recommendations.

### Classification for Granite Falls

The local transportation routes are categorized according to a functional classification system. Basic to this process of categorization is the recognition that individual roads and streets do not serve independently in any major way. Rather, most travel involves movement through a network of roads. It becomes necessary then to determine how this travel can be channelized within the network in a logical and efficient manner.

Arterials. This thoroughfare category includes those streets and highways which carry large volumes of traffic at moderate speeds through and within Granite Falls. Since these thoroughfares provide access to major commercial, industrial and public traffic generators, on-street parking and loading should be prohibited and access regulated in order to avoid undue congestion and hazardous driving conditions.

Thoroughfares categorized as arterials include:

- (1) U.S. 321
- (2) U.S. 321A



Major Collector Streets. As the name indicates, traffic from local streets is collected by these thoroughfares and carried to arterial streets. While also serving as connectors between arterials, these streets perform an additional function of providing access to abutting properties. Smaller volumes of traffic are carried on these streets and speeds are lower.

Major collector streets include the following:

- (1) West and North Highland Avenue
- (2) Lakeside Avenue
- (3) Falls Avenue
- (4) Duke Street
- (5) Dudley Avenue

Local Streets. The local street system comprises all facilities not in one of the higher systems. It serves primarily to provide direct access to abutting land and access to the higher order system. It offers the lowest level of mobility, and service to through traffic movement is usually discouraged.

#### Traffic Volumes

Outlined on Map 5 are traffic volumes on those thoroughfares for which data is available. These volumes are based on average daily traffic counts conducted in 1975 by the Department of Transportation and Highway Safety.

The thoroughfares that carried the largest amounts of traffic were: U.S. 321, U.S. 321A, Duke Street, and Falls Avenue. U.S. 321 and U.S. 321A are the most important routes for two reasons. First, these highways carry the largest volumes of through traffic and serve as the major links for

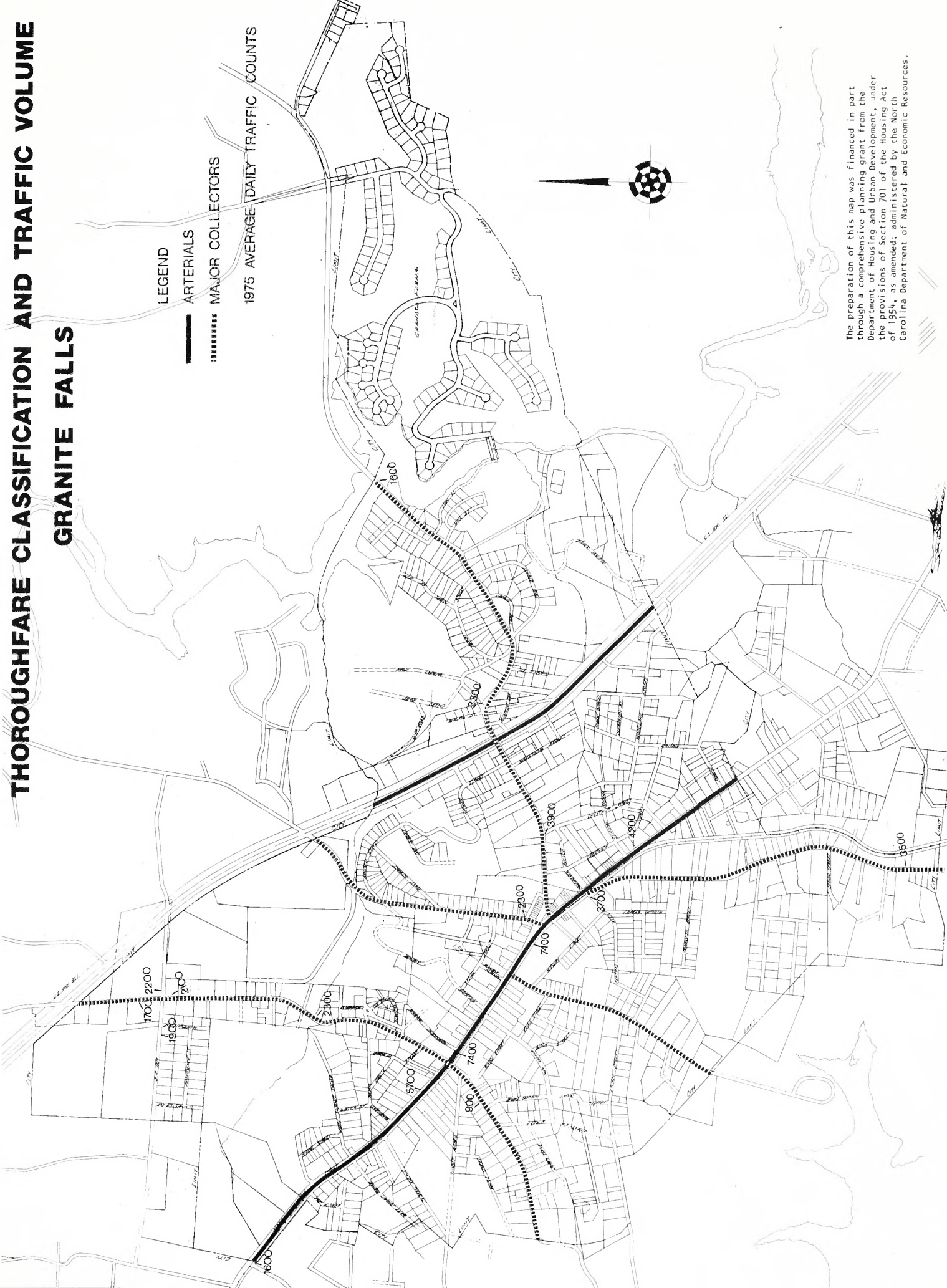
# THOROUGHFARE CLASSIFICATION AND TRAFFIC VOLUME

## GRANITE FALLS

LEGEND  
 ————— ARTERIALS  
 - - - - - MAJOR COLLECTORS  
 1975 AVERAGE DAILY TRAFFIC COUNTS



The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended; administered by the North Carolina Department of Natural and Economic Resources.



Caldwell County and the western part of the State. Second, most of the commercial and industrial establishments within and outside the Town are on or near these routes. As a result, residents use these facilities for travelling to shopping areas and places of employment.

### Design Criteria

The right-of-way width of a major thoroughfare is particularly important, for it determines the ultimate traffic carrying capacity of the street or highway. Accordingly, adequate rights-of-way allow for the construction of additional lanes should the need arise. Furthermore, serious accidents can be averted by the design of wide, clear rights-of-way which are free of fixed objects and treacherous terrain.

Another characteristic vital to the safe, efficient movement of vehicular traffic is an adequate pavement width. This feature most directly affects the thoroughfare's carrying capacity, for a narrow pavement width lowers vehicle operating speeds and increases the chances of head-on collisions.

In planning future street alterations or additions, careful attention should be given to streets continuing into or through the area served. Discontinuous streets primarily result in clogged intersections or terminated routes and increased congestion. The traffic operation required by such intersections is also hazardous.

### Transportation Problems

Based on local subdivision standards, at least 90 percent of the transportation routes in Granite Falls could be categorized as having inadequate paving widths. The lack of sufficient right-of-way widths is also a critical problem in most parts of the Town. There are numerous



streets which do not have sidewalks, curbs, and gutters.

The lack of design controls in the development of residential streets and thoroughfares has resulted in many dead-end streets without cul-de-sacs or turning areas. This causes sections of streets to be non-continuous and can result in delay problems for the average driver or, more importantly, for emergency vehicles.

Adoption and vigorous enforcement of subdivision regulations is needed in Granite Falls in order to insure sound residential development and to prevent sections of undeveloped land from becoming landlocked and unusable due to inadequate platting and subdivision design practices.

#### Transportation Recommendations

Overall, existing thoroughfares in Granite Falls provide adequate access to most of the developed areas. However, there are certain deficiencies in the system which are related to both the design characteristics of the thoroughfares and the volumes of traffic which they carry.

A vigorous enforcement of subdivision regulations is needed in Granite Falls in order to insure sound residential development and to prevent sections of undeveloped land from becoming landlocked and unusable due to inadequate platting and subdivision design practices. Also, adoption and implementation of the Town's revised zoning ordinance will establish needed off-street parking requirements and adequate setbacks for residential, commercial and industrial structures.

Also, the Town should have a major thoroughfare plan done by the North Carolina Department of Transportation.



ENVIRONMENTAL AND HISTORIC PRESERVATION ASSESSMENT  
FOR THE GRANITE FALLS LAND DEVELOPMENT PLAN

Summary of the Plan

The purpose of the Granite Falls Land Development Plan is to show the pertinent data necessary for developing land use policies. Consideration has been given to major community facilities, transportation systems, housing, natural resources and other factors affecting the growth and development of Granite Falls.

The Granite Falls Land Development Plan is based on an analysis of the Town's current social and physical inventory including its population and economic characteristics, existing land use, and community facilities and services. The trends of growth are discussed in the Existing Land Use Survey and Analysis, which was done in 1975-76. From these trends, projections of land use need have been derived and set out in spatial form in the Land Development Plan.

This report is designed to meet the HUD 701 requirement for completion of an acceptable land use element, prior to August 22, 1977.

Environmental Impact

The Granite Falls Land Development Plan contains no radical or major changes in the distribution or intensity of land uses within the Town. There are no large concentrations of people nor of heavy industrial development in the Plan.

The resultant patterns should make the area free of the major problems of pollution witnessed in most urban areas. The adverse impact of proposed land use policies or spatial distribution of type of land use on air and water quality are considered to be negligible. With a 1970 consensus population of approximately 2,388 and a forecast population of approximately

3,570 for the year 2000, the stability of the area, together with the current plans for improving the environment by extension and improvement of the water and sewer system, should reasonably be expected to minimize any adverse impacts.

There are no areas of critical concern nor areas of especially productive soils which would inhibit growth and development within the Town. Because over 52 percent of the land is developed, areas that are denoted for a specific land use should be preserved through the proper land use controls.

#### Unavoidable Adverse Environmental Effects

Naturally, the Land Development Plan will have no adverse environmental effects on Granite Falls. If the proposals presented within this study are implemented, certain land disturbance which occurs during development cannot be avoided. In order to prevent a minimal amount of land disturbance, proper erosion control techniques and designs should be utilized to minimize the adverse effects of development upon the environment.

#### Alternatives to the Proposed Plan

Since no adverse environmental effects could be caused as a result of the implementation of this plan, the Town appears to have no alternative except not to adopt or implement this plan, which would result in detrimental or adverse effects to the environment.

#### Statement Setting Forth Applicable Environmental Controls

Since development of the facilities and areas recommended will probably utilize federal and state funds, compliance with applicable federal and state environmental laws and subsequent regulations will be mandatory.

These laws include: Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the Architectural Barriers Act of 1968, the Environmental Protection Act of 1969, the Archaeological and Historical Preservation Act of 1974, the Clean Air Act, and the Federal Water Pollution Control Act.

In addition, this plan is consistent with North Carolina Statute 160A-361, which enables the Town of Granite Falls to prepare and adopt plans for controlling development. Local codes such as zoning, subdivision and building regulations, represent varying methods of environmental controls, and as such provide proper means of implementation for this plan.

#### Historic Preservation

There are no historical landmarks or properties recognized in the National Register of Historic Places within Granite Falls. Although the Granite Falls Bottling Company, 47 Duke Street, Granite Falls, has been designated as a significant state and local historic property in the Historic Sites Inventory of Region E, this plan will not have any adverse effect upon this property.

HOUSING SURVEY AND ANALYSIS

GRANITE FALLS, NORTH CAROLINA





## I. INTRODUCTION

The preparation of this study represents an analysis of the housing conditions in the Town of Granite Falls. From this analysis, conclusions are drawn and recommendations are made in the form of a Housing Action Plan.

The purpose of the study itself is to coordinate with the Land Development Plan future policies that will provide the Town with an adequate and viable environment.

## II. HOUSING IN GRANITE FALLS

The status of housing and the housing market in Granite Falls could generally be described as stable, with a current trend being the development of multifamily apartment complexes and some single-family developments. In order to understand the present conditions and availability of housing in the Town, certain considerations must be given to the socio-economic conditions of the Town.

In summarizing the population and economic chapters of the Land Development Plan, it could be stated that the Town has experienced a very slow rate of growth in its population and economy. The major factor that has contributed greatly to this slow growth rate is the inability of the Town to increase and diversify its industrial and commercial bases. Without the benefit of new industry and commercial areas to serve the influx of workers, the demand for housing will remain the same, if not decrease, over the years. With this in mind, additions to the existing housing stock will only come about on a demand or residential desirability basis. The problem with this is that a bedroom community does not supply the needed tax base to allow the Town to provide the most up-to-date and adequate facilities and services.

Therefore, in consideration of the aforementioned facts, this study should be used to examine the current status of housing in Granite Falls in order to establish a future need and to preserve and protect existing neighborhood concentrations from blight and deterioration.

TABLE 19

## HOUSING CONDITIONS SURVEY

Study Areas	Standard				Deteriorated*				Dilapidated*				Total Housing Units		Standard Units % of Study Area Corp. Area		Substandard Units % of Study Area Corp. Area	
	SF	TF	MF	GA	HO	V	SF	TF	MF	GA	HO	V	Units	# of Units	% of Standard	% of Corp. Area	# of Units	% of Substandard
Corporate Area																		
CBD	3												3					
1	278	16		15		1	22						341	311	100.0	.3	30	8.8
2	390	26	2	2		1	56						483	423	87.5	51.1	60	12.4
Total	671	42	2	17		2	78						827	737		89.0	90	10.8

Abbreviations: SF - Single Family      MH - Mobile Home      V - Vacant  
 TF - Two Family      GA - Garage Apartment      \* Were combined for total of substandard units.  
 MF - Multi-family      HO - Home Occupation

Source: Western Piedmont Council of Governments, Field Survey, December, 1976.



### Housing Stock

As Table 19 indicates, there are 827 housing units in Granite Falls, with 89 percent (737) recorded as standard. The remaining 90 units or 11 percent of the housing stock could be classified as substandard with 97 percent of these substandard units being single-family dwelling units. Single family dwellings dominate the housing unit totals with 759 or 92 percent of all housing in Granite Falls. Two-family dwellings make up the second largest housing unit total with 5 percent, and mobile homes the third largest, with 2 percent.

Due to the fact that Granite Falls did not have a population of 2,500 or more at the time the last census was taken, it was not included in the Census of Housing or Population for 1970. Therefore, comparative figures will be taken from census tapes for the Enumeration Districts within Granite Falls.

In order that some idea of the percentage of owner-occupied units can be obtained, the following data is presented.

TABLE 20  
OCCUPIED UNITS, 1970

	<u># of Units</u>	<u>% of Total</u>
Owner-occupied units	508	69.8
Renter-occupied units	220	30.2
Total	728	100.0

Source: 5th Count Census Tapes, 1970.

As indicated in Table 20, 30.2 percent of the occupied dwelling units were renter-occupied in 1970. Owner-occupied housing units accounted for the remaining 69.8 percent.

The renter-occupied percentage was very high and it is felt that this percentage is somewhat representative of the occupied units in Granite Falls today.

### Housing Conditions

During 1975-76, a field survey was conducted to determine the exterior structural condition of each housing unit with Granite Falls. The results were recorded on a base map of the Town and tabulated by Study Areas. Study Area limits were determined by using a combination of natural and man-made boundaries, including creeks, roads and highways, property lines, railroad tracks, and existing corporate limit lines. By dividing the overall corporate area into these smaller entities, it was possible to compare one study area with another and isolate problems which were unique to a particular portion of the Town.

Map 6 denotes the different study areas and substandard housing.

Exterior Structural Conditions. The following three categories were used to rate the exterior structural condition of residential buildings within the Planning Area:






Standard: Structures with only minor defects that are correctible during the course of normal maintenance.

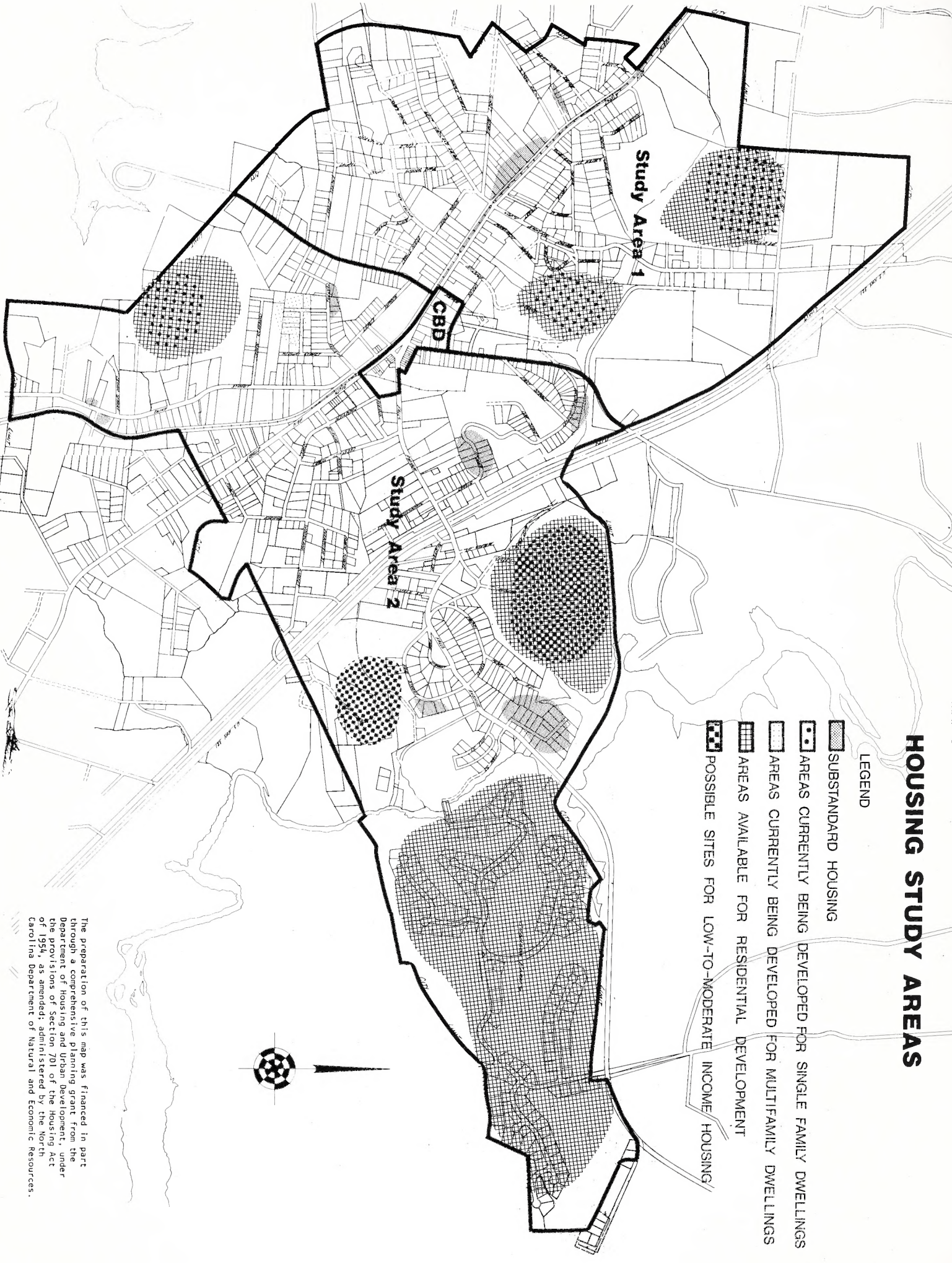
Deteriorated: Structures in need of more repair that would be provided during the course of normal maintenance. Structures having one or more major defects that must be corrected if the dwelling is to continue to provide safe and adequate shelter. Examples of defects include: holes or open cracks in a structure; loose, rotted or missing pieces of the windows, roofing, walls or foundation; and several broken or missing windowpanes.



# HOUSING STUDY AREAS

## LEGEND

-  SUBSTANDARD HOUSING
-  AREAS CURRENTLY BEING DEVELOPED FOR SINGLE FAMILY DWELLINGS
-  AREAS CURRENTLY BEING DEVELOPED FOR MULTIFAMILY DWELLINGS
-  AREAS AVAILABLE FOR RESIDENTIAL DEVELOPMENT
-  POSSIBLE SITES FOR LOW-TO-MODERATE INCOME HOUSING



The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended; administered by the North Carolina Department of Natural and Economic Resources.

Dilapidated: Structures whose present condition endangers the health, safety and well-being of the occupants. Dwellings in this condition are in very poor overall condition and a complete remodeling or rebuilding would be required to bring these structures up to the standards of a higher classification. Major defects such as walls, foundation or roof were sagging or broken and in some cases extensive damage by fire, storm or flood was evident.

The exterior survey will be discussed by study area and Map 6 may be used as a reference.

CBD.

The Central Business District as shown on Map 6 has three standard single family dwelling units. These units should be preserved as focal points in the downtown area. Strict interpretation and administration of the sign ordinance should be given by the Town of Granite Falls in order to keep continuity within the downtown area.

Study Area 1.

This Study Area consists of the land in the north and west portions of the Town's corporate limits. It is delineated on Map 6.

The predominant use of the developed land on the western half of the Study Area is for residential purposes. The northern portion of the Study Area consists of highway oriented business, residential, industrial, and public/quasi-public land uses.

As indicated in Table 19, Study Area 1 has 278 single-family units, 16 two-family units, 15 mobile homes, one home occupation and one vacant structure, all of which are standard. Twenty-three single-family units are classified as deteriorated and seven are classified as dilapidated. The substandard structures make up 8.8 percent of the housing units in the study area and 3.6 percent of housing units in the corporate area (shown on Map 6).



Rehabilitation measures should be undertaken to prevent the further deterioration of these substandard units. Inspection and enforcement of housing, plumbing, electrical and heating, with necessary repairs, will be required to restore the buildings to a sound condition. Street and utility improvements and enforcement of zoning and subdivision controls may also be necessary. The dilapidated units within this substandard category should be removed if their rehabilitation is not economically feasible. This could be accomplished through purchase or condemnation of the properties involved.

Conservation measures are recommended for areas containing the standard housing units. Maintenance and protection, through regular upkeep and continued enforcement of proper codes and ordinances, is all that is usually required to preserve this standard. Other measures, such as improvement of streets or traffic controls, refuse collection and spot clearance of isolated dilapidated structures, may also be necessary.

Commercial areas in Study Area 1 along U.S. 321A should also use conservation measures to prevent the further deterioration of the areas along the highway and the CBD. Businesses should not be allowed along North and West Highland Avenues in order to preserve the residential character of these areas.

#### Study Area 2.

This Study Area consists of the land in the south and east portions of the corporate limits. It is also delineated on Map 6.

The majority of the land in this Study Area is used for residential purposes. Industrial and commercial land uses also account for a large percentage of the land in this study area, especially around the CBD. The largest concentration of vacant land in the Town is located in the eastern

portion of this study area. This is the Granada Farms area, which is currently being developed into a residential and leisure environment.

As Table 19 indicates, 12.4 percent of the dwelling units in the Study Area have been denoted as substandard housing units, and all but one of the total are single-family dwellings. The majority of these substandard units are located around the Shuford Mills plants. Here again, rehabilitation measures should be undertaken to preserve the existing substandard structures. If these blighted neighborhoods are not checked at this time, further decay could lead to unsafe and unhealthy living conditions. Private redevelopment or rehabilitation in this area could be financed through Section 8 or Section 312 of the Housing and Community Development Act of 1974.

Strict enforcement of the Town's zoning ordinance and adoption of subdivision regulations also can insure that new residential development occurs in a logical and desirable manner and that existing residential areas are protected from incompatible uses. Strip or spot zoning along the streets traversing the area could destroy the established residential areas.

#### Availability of Housing

At this time there are only a few available houses for sale in Granite Falls. In the event of the location of a major employer in the area, the local building supply would be hard put to meet the housing demand. Also, any concentrated effort to reduce the number of dilapidated housing units will be limited by the number of units available to use in relocating the residents of substandard units.

New single-family housing starts are currently occurring in two areas of Granite Falls. As evidenced on Map 6, these are along Hillside Drive and Granite Plaza. The houses in these new developments are in a price range

of \$27,000 to \$40,000 and they are being built upon request and at the rate local builders can or want to build.

Multi-family apartments can be found in the vicinity of Berkley Avenue (Map 6). New apartment complexes are currently being built in this area with the average rent being \$135. Most of the units currently under construction have already been rented and existing units show no signs of vacancies.

Areas of substandard housing units that are mostly occupied by area mill workers do not show any signs of vacancies, either. The rent for these units averages from \$80 to \$110 per month.

In looking at Table 20, a general idea of the status of the housing market in Granite Falls can be obtained. From January, 1972, until April, 1977, 37 building permits were given for new housing starts in the Town, whereas, during this same time period, seven building permits were issued for the construction of 30 apartment units and only five mobile home permits were issued.

This portrayal of the slow housing growth in the Town has also been evidenced nation-wide. Although figures in Table 21 clearly show a decrease in the number of permits from January, 1972, to April, 1977, it is felt that the Town will experience a slow but steady growth in residential development. These increases will most likely come about with the future development of Granada Farms and the influx of new residents who do not necessarily work in the Town, but desire the area for personal reasons.

TABLE 21

BUILDING PERMITS IN GRANITE FALLS  
JANUARY 1972 - APRIL 1977

	New Houses	Apartments	Mobile Homes
1972	11	2 - 4 unit (8)	--
1973	7	2 - 5 unit (10) 1 - 4 unit	2
1974	7	1 - 4 unit	1
1975	4	--	1
1976	5	1 - 4 unit	--
1977	3	--	1
Totals	37	7 - 30	5

Source: Town Clerk, Granite Falls, 1977.



### III. FUTURE HOUSING NEEDS

In establishing future housing needs, consideration must be given to the analysis presented in the previous chapters of this study. The following list describes the general needs for housing to serve the residents of Granite Falls for the current and future planning years.

1. Low-to-moderate income housing units which could be federally subsidized;
2. Single-family detached housing (1,000 square-foot house for \$20,000 to \$25,000);
3. Multi-family apartment complexes;
4. Other housing units and developments for higher incomes will be provided upon demand.

In trying to determine the number of housing units that will be needed in the future, other variables along with the ones previously mentioned must be considered. They are:

1. Additional units needed to maintain a stock of vacant units to permit internal mobility;
2. Units to replace existing dilapidated structures;
3. Housing units needed to replace units that will be lost due to demolition, casualty, or other means;
4. Housing units needed to replace structures becoming dilapidated during the planning period.

As shown in Table 22, housing needs have been projected by ten year intervals to meet the population growth. This need is based on a projection of 3.2 persons occupying each dwelling unit (an adjusted population per dwelling unit). Should construction exceed demand or fall behind this figure, the number of persons per unit will change accordingly. For future planning purposes, it is assumed that future population growth will create a demand for 376 new housing units.

Future population growth is not the only factor to be considered when projecting housing requirements. Table 22 shows the projected need. The housing units needed to accomodate future growth are shown on Table 23.

TABLE 22  
PROJECTED HOUSING NEEDS BY NEW HOUSEHOLDS  
GRANITE FALLS, 1980 - 2000

Year	Projected Population	Population Increase From Previous 10-Year Period	Housing Needs <sup>*/</sup>
1970	2,388 <sup>**/</sup>	NA	---
1980	2,760	372	116
1990	3,000	240	75
2000	3,570	570	178
Total		1,182	369

369 (housing needs) ÷ .98 (percent occupied) = 376  
376 + 827 (1975 housing total) = 1,203 (2000 housing stock)  
2% of 1,203 = 24 (vacant structures needed to provide vacancy rate)

\* Projected housing needs were determined by dividing the population increase by the population per occupied housing unit (3.2).

\*\* Census of Population, 1970.

Source: WPCOG Staff Projections, 1977.

An estimate of units needed to maintain an adequate number of unoccupied units is based on a two percent vacancy rate. This percentage was selected as being adequate to allow internal movement in the Granite Falls housing market without being excessive. A vacancy rate such as this will not only vary selection afforded to those seeking residences in the Town, but will also reduce concentrations of minorities and low-income persons. It is estimated that 24 additional units will be needed by the year 2000 to maintain this two percent rate.

The visual survey of 1975-76 recorded 10 dilapidated units. The demolition of these units is important to the health and safety of those families residing in them and the general population of Granite Falls. The families living in these units must be furnished adequate living quarters. Prior to the destruction of these units, it can be assumed these families will need some type of financial assistance in maintaining an adequate housing unit.

The final item listed on Table 22 is units needed to replenish the housing stock. This is an estimate of units needed to replace those lost in fire, storm, or casualty and to replace those units that will become dilapidated during the planning period. For planning purposes, it is estimated that three percent of the estimated year 2000 housing stock (1,203) will need replacement (36).

By the year 2000, Granite Falls should have a population somewhere in the vicinity of 3,500 persons. In order to properly house and accomodate these projected additions to the community, strategies should be developed to fulfill this need along with the adoption and implementation of the Housing Action Plan.

#### Future Housing Supply

Establishing the future housing supply is very difficult, if not impossible, to estimate. One apparent factor is that housing shortages in Granite Falls are not due to lack of supply, but rather they are due to the lack of money to purchase new housing. Table 23 shows the estimated needs for additions to the Town's housing stock. It must be remembered that these are only estimates and will vary with population and economic conditions.

TABLE 23  
TOTAL HOUSING REQUIREMENTS  
GRANITE FALLS  
THROUGH THE YEAR 2000

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Housing Demand

Projected need for new households <sup>*/</sup>	376
Units needed to maintain 2 percent vacancy rate	24
Relocation units needed	10
Units to replenish housing stock	<u>36</u>
Total	446

Housing Supply

Projected single family construction needs (including mobile homes)	335
Projected multi-family construction needs	<u>111</u>
Total	446

\*/ Taken from Table 22.

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Source: WPCOG Staff Projections, 1977.

Construction of 446 privately financed single and multi-family units would exceed projected needs for new households, adequate vacancy rate, and some losses expected due to mishaps.

Available Land for Future Housing Areas

As indicated in the Land Development Plan, 184 additional acres for residential development will be needed by the year 2000. This need can be met by the Town through the proper use of its zoning ordinance as a land use control.

Areas that are currently available for residential development have been denoted on Map 6. Areas or sites for low-to-moderate income housing units have also been denoted on that Map.



#### IV. AVAILABLE HOUSING ASSISTANCE

So far a need for housing assistance has been demonstrated, but no method of meeting this need has been suggested. The following is a brief sketch of possible housing assistance opportunities.

Housing assistance for low- and moderate-income families is currently available through the Department of Housing and Urban Development and the Department of Agriculture through the Farmers Home Administration. The Housing and Community Development Act of 1974 reformed and consolidated a number of housing assistance programs for low- and moderate-income families into the new Section 8 housing assistance payment (HAP) program. Other potential programs are: the traditional public housing programs; the Section 202 direct loan program for elderly housing; and FHA rural housing programs. Each is briefly described below.

##### Section 8 - Housing Assistance Payment (HAP) Program

Section 8, Title II of the Housing and Community Development Act of 1974 replaces the previous "Section 23 Program" and authorizes assistance on behalf of eligible persons occupying new, substantially rehabilitated or existing rental units through assistance payment contracts with owners (who may be private owners, cooperatives, or public housing agencies). Eligible persons are those who, at the time of initial renting of units, have total annual family incomes not in excess of 80 percent of area median income, but the Secretary of HUD may establish higher or lower income ceilings if he finds such variations necessary because of prevailing levels of construction costs, unusually high or low family incomes, or other factors. Major program administration is vested with the Secretary of HUD, who can contract directly with owners or prospective owners who agree to construct or substantially rehabilitate housing.

The amount of assistance provided with respect to a unit will be an amount equal to the difference between the established maximum rent for the unit and the occupant's required contribution to rent. Aided persons will be required to contribute not less than 15 nor more than 25 percent of their total income to rent, with the Secretary of HUD authorized to establish required contribution levels (taking into consideration the extent of medical or other expenses incurred by the persons). For persons with exceptional medical or other expenses, the required contribution level will be statutorily fixed at 15 percent of total income. Assistance is specifically made available for congregate living arrangements, cooperatives and, in accordance with regulations to be issued, in Section 202 projects for the elderly and the handicapped.

#### Traditional Public Housing

Section 7, Title II of the Housing and Community Development Act of 1974 provides that public housing agencies may utilize up to ten percent of the funds available to them under the Section 202 program for the elderly and the handicapped to provide congregate housing. The term "congregate housing" is defined as low-income housing "(1) in which some or all of the dwelling units do not have kitchen facilities, and (2) connected with which there is a central dining facility to provide wholesome and economical meals" for persons who are elderly, developmentally disabled, handicapped, or displaced.

#### Section 202 - Program for the Elderly and the Handicapped

This section of the new law provides for direct federal loans for non-profit, limited dividend and local public agencies desiring to own and operate special design projects for housing the handicapped or the elderly. Loans are made at the Treasury borrowing rate, plus administrative costs.

The program specifically includes developmentally disabled persons. Tenants in Section 202 projects are also eligible for subsidized rents through the HAP Program.

#### Section 312 - Rehabilitation Loans

Section 312 of the new Act provides for direct loans to owners to rehabilitate their residential property or to an owner and/or tenants to rehabilitate non-residential property at an interest rate not to exceed three percent. The minimum loan amounts permitted for residential property cannot generally exceed the cost of improvement or \$12,000.

#### Rural Housing Programs

The Secretary of Agriculture, through the Farmers Home Administration, administers four rural housing programs, including Section 502, Section 504, Section 515, and Section 516 housing programs. Similar to the FHA 235 programs, Section 502 provides subsidies and low interest loans to individuals interested in single family home construction. Since the program is administered by Farmers Home Administration, the development must occur in a city of 20,000 people or less and the sponsor must have been refused a loan by other loan agencies. Section 504 provides rehabilitation loans and grants to individual owners or public agencies for minor improvements on existing single family rural homes and farms. Section 516 provides domestic and farm labor loans and grants to farm owners, associations of farmers, non-profit organizations, and public agencies. The loans are insured by the Secretary of Agriculture, while the direct federal assistance grants will cover up to 90 percent of the housing development costs.

## V. HOUSING ACTION PLAN

In order that the housing needs of Granite Falls may be met, a plan of action must be devised to accomodate the needs of land. This plan is a means by which the Town of Granite Falls can promote the realization of a safe, decent, sanitary and affordable home for all its residents.

### Housing Goals

These goals should function as guidelines for future planning and implementation activities. They are:

1. Stimulate a rate of housing construction adequate for the Town's expanding population in order to insure that residents have access to standard housing that is well suited for their needs.
2. Promote the rehabilitation of housing units which may be feasibly improved to a condition which is standard.
3. Promote the use of suitable programs in order to provide more adequate housing for low and moderate income residents, for minority groups, and for the elderly.
4. Promote a favorable climate for housing development, environmental improvement and aesthetic quality, including reasonable structural density and open space amenities.
5. Promote the importance of neighborhood and individual pride in the maintenance and conditions of residential premises and discourage the development of housing which is exposed to objectionable conditions and nuisances.

### Objectives

The objectives which follow are in effect movements toward the goals.

These objectives are capable of being implemented by the Town. They are:

1. To encourage sound planning programs which reflect recognized housing needs.
2. To encourage the adoption of sound land use control programs including zoning and subdivision regulations which are designed to minimize land use conflicts, unnecessary public investments in services and facilities, and recognize local planning problems and objectives.



3. To encourage adoption of most recent standard construction and housing codes. To encourage review of existing codes and to promote the elimination of any provisions barring the use of new building techniques or requiring the expenditure of unnecessary funds. Encourage on a continuing basis the upgrading of inspection systems.
4. To work with State and local, public and non-profit agencies in order to encourage housing development.
5. To develop counseling and educational services to improve the social and economic status of households.
6. To encourage developers to build an adequate mix of types, sizes, and values of housing units.

#### Recommendations for Implementing the Housing Action Plan

After the establishment of housing objectives, a set of recommendations for meeting these objectives is important.

1. It is recommended that the Town of Hudson adopt the North Carolina State Building Code and enforce it for the protection of the citizens and the community.
2. The Town is urged to inventory existing neighborhood conditions to use as documentation of need for neighborhood improvements. All subsequent plans could then be developed with the preservation of existing neighborhoods and the elimination of blight in mind.
3. The Town should constantly review its Land Development Plan to insure proper adherence to the development proposals.
4. The Town should take advantage of all existing and future programs aimed at community development.
5. The Town should use A-95 review and comment to insure consistency of planned activities with local plans and objectives.

## VI. HOUSING ELEMENT COMPLIANCE

The preceding chapters of this housing survey and analysis promote the realization of the goals of a decent home and suitable living environment for the residents of Granite Falls.

The assumptions relative to housing in Granite Falls are that the area should continue to be a viable community. Growth will be limited to some extent, except in the development of Granada Farms. The population growth will continue at its present rate and the projected population growth for the year 2000 should be around 3,500 people. The studies that have already been prepared in the preceding Development Plan include: population, economics and existing land use.

There are no existing inconsistencies in the Development Plan and Housing Survey and Analysis. The Land Development Plan recommends specific uses for the land in Granite Falls and is consistent with soil types, existing land use, and transportation patterns. The Housing Survey and Analysis gives a description of the housing situation in Granite Falls, points out the future housing needs, and outlines ways to prevent blight and deterioration and to preserve existing neighborhood concentrations.

The Housing Action Plan defines the Town's goals and provides feasible objectives to accomplish them in order to promote the realization of a safe, decent, sanitary and affordable home for all residents. The effectiveness of the Land Development Plan and the Housing Survey and Analysis will be determined by the input and review that is given to them by the Town Boards and the citizens of Granite Falls.

In the field survey which preceded this report, there did not appear to be discrimination in policies by the governing bodies or private business. A conclusion reached is that low income, rather than discrimination, can be attributed as the main causal factor of substandard housing in the Town.

Currently, the Town is in the process of adopting a new zoning ordinance and has made the necessary provisions to revise its subdivision regulations. Enforcement of these and other codes relating to the safety and welfare of the Town's residents will tend to eliminate blight and encourage a higher level of home ownership.

The Land Development Plan and Housing Survey and Analysis both encourage planned development and orderly growth. Land use policies presented in these studies are coordinated to encourage the conservation of existing areas of residential, commercial and industrial growth and offer incentives for renewal and redevelopment in the form of areas planned for high residential density and suitably placed zones for industrial and commercial expansion.

## VII. ENVIRONMENTAL AND HISTORIC PRESERVATION ASSESSMENT FOR THE GRANITE FALLS HOUSING SURVEY AND ANALYSIS

### Summary of the Study

The object of the Housing Survey and Analysis is to examine various statistics including assumptions and projected data in order to plan for housing and related capital improvements; to provide for the elimination of any past discrimination in housing; and to preserve existing neighborhoods by a wide range of methods. The required housing data was obtained by review of the most up-to-date information available from multiple sources through interviews, surveys, and meetings with local officials. This report is designed to meet the HUD 701 requirement for completion of an acceptable housing element prior to August 22, 1977.

### Environmental Impacts

The Housing Survey and Analysis contains no recommendations for radical or major changes in the distribution or intensity of land uses within the Town. The adverse impact of proposed housing policies or spatial distribution of types of land use on air and water quality are considered to be negligible.

### Unavoidable Adverse Environmental Effects

The Housing Survey and Analysis will have no adverse environmental effects.

### Alternatives

The kind and type of land use, thoroughfare plans, and recreational areas developed in the Land Development Plan are consistent with the area's present and future needs for housing. The characteristics of Granite Falls and its most probable future have been discussed in the analysis and the



Land Development Plan. However, this does not preclude the need for constant review and revision of the long-term recommendations. As conditions and needs change, policies must also be modified.

#### Relationship Between Local Short-Term Uses and Long-Term Productivity

Observation of the physical characteristics of the land to be developed to insure utilization of proper soil types is necessary to maintain and enhance long-term productivity. The nature of this study is to provide developments which eliminate conflict and insure sound living conditions without adversely affecting the environment.

#### Irreversible or Irretrievable Commitments of Resources

There are no commitments of this nature made as a result of this survey and analysis.

#### Historic Preservation

There are no historic landmarks or properties recognized in the National Register of Historic Places within Granite Falls. Although the Granite Bottling Company, 47 Duke Street, Granite Falls, has been designated as a significant state and local historic property in the Historic Sites Inventory of Region E, this survey and analysis will not have any adverse effect upon this property.





